



PLANNING BOARD

Town of Greenland • Greenland, NH 03840

11 Town Square • PO Box 100

Phone: 603.431.3070 • Fax: 603.430.3761

Website: greenland-nh.com

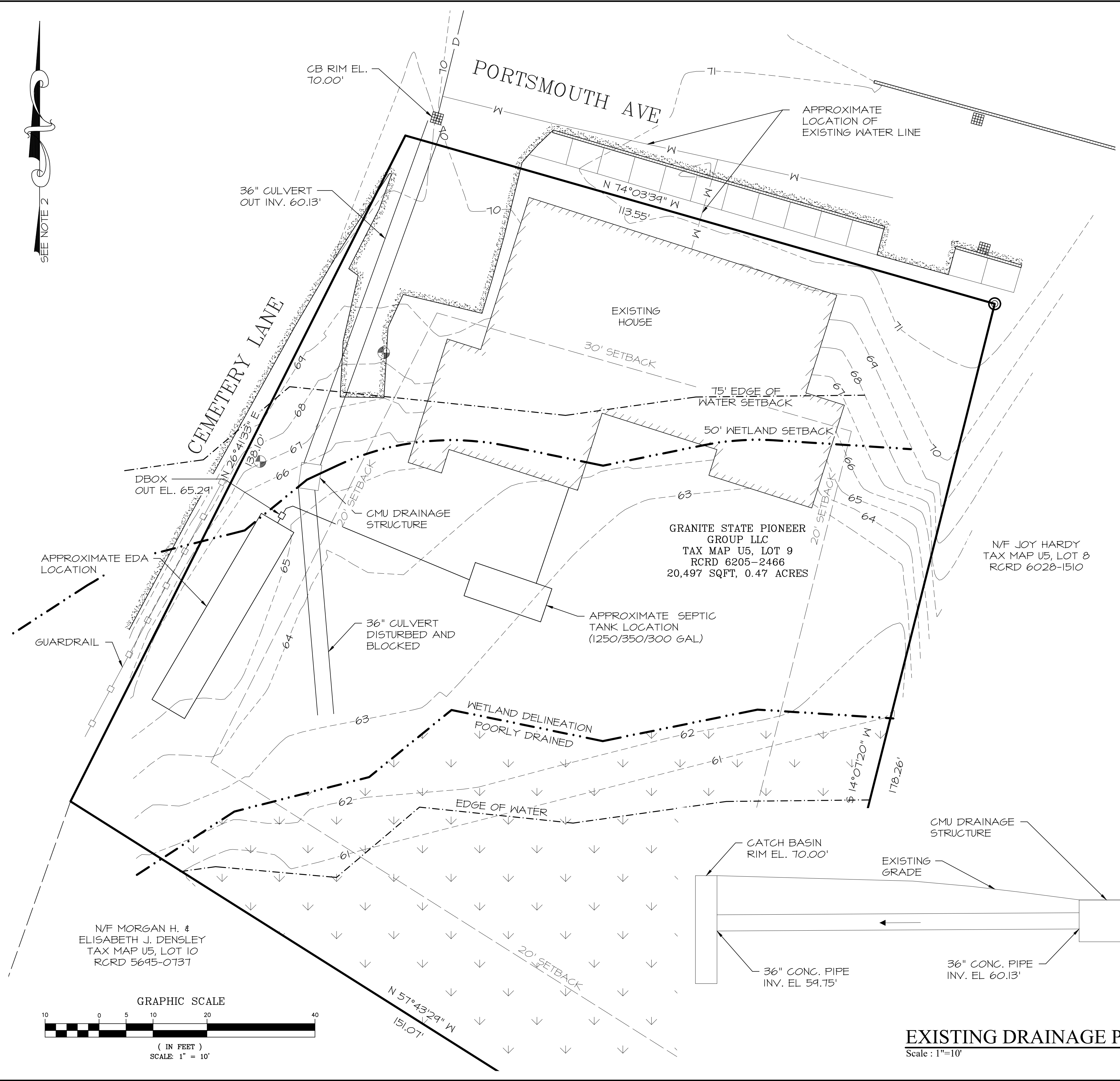
PROJECT TYPE AND DESCRIPTION

****See Application Definitions Below****

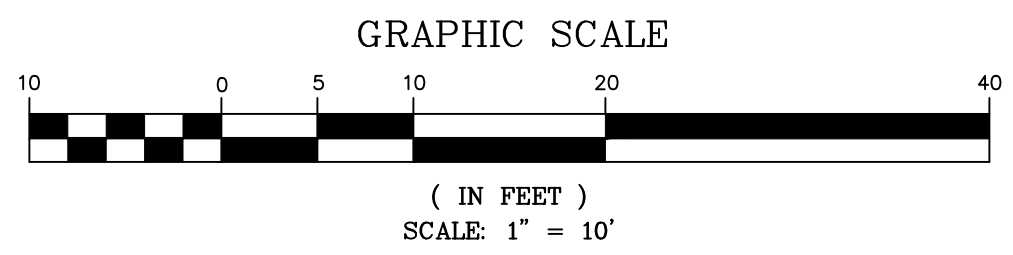
Please include 11 copies of this page only

APPLICATION DATE	
PROPERTY ADDRESS	
Application Type	
☐ Preliminary Conceptual Consultation	☐ Design Review
☐ Site Plan Review	☒ Subdivision of Land
☐ Boundary Line Adjustment	☐ Conditional Use Permit
☐ Voluntary Merger (RSA 674:39-a)	
Description of Project or Application	
Converting existing duplex home into a new construction 2 unit building	
APPLICATION DEFINITIONS	
1.	Preliminary Conceptual Consultation Phase [RSA 676:4(II)(a)] Review of the basic concept of the proposal and suggestions which might be of assistance in resolving problems. Consultation will be non-binding. The Planning Board and applicant may discuss proposals in conceptual form only and in general terms such as desirability of types of development and proposals under the master plan. Discussions may occur without the necessity of giving formal public notice, but may occur only at public hearings of the Planning Board.
2.	Design Review Phase [RSA 676:4(II)(b)] Non-binding discussions beyond conceptual; general discussions involving more specific design and engineering details. Formal public notice must be made; abutters and the general public must be notified.
3.	Site Plan Review [RSA 674:43] Review of site plans for specific types of development to ensure compliance with all appropriate land development regulations and consistency with the Comprehensive Plan. Formal public notice must be made; abutters and the general public must be notified.
4.	Abutters (RSA 672:3) Any person whose property adjoins or is directly across the street or stream. (See the RSA for the complete definition.)

SEE NOTE 2



N/F MORGAN H. &
ELISABETH J. DENSLEY
TAX MAP U5, LOT 10
RCRD 5695-0737



LEGEND

- 100— EXISTING CONTOUR
- 100— PROPOSED CONTOUR
- 100x00 SPOT ELEVATION
- ⊕ MONUMENT TO BE SET
- ⊙ MONUMENT FOUND
- ⊙ UTILITY POLE
- GUARDRAIL
- ===== VERTICAL GRANITE CURB
- ⊞ CATCH BASIN

REFERENCE PLANS

- 1) "CONDOMINIUM SITE PLAN" BY ATLANTIC SURVEY CO, LLC, DATED AUGUST 2021. NOT RECORDED.
- 2) "PROPOSED SEPTIC SYSTEM GREENLAND, N.H. 529 PORTSMOUTH AVENUE" BY CIVIL CONSULTANTS, DATED NOVEMBER 11, 1998. NHDES APPROVAL #CA1998013978

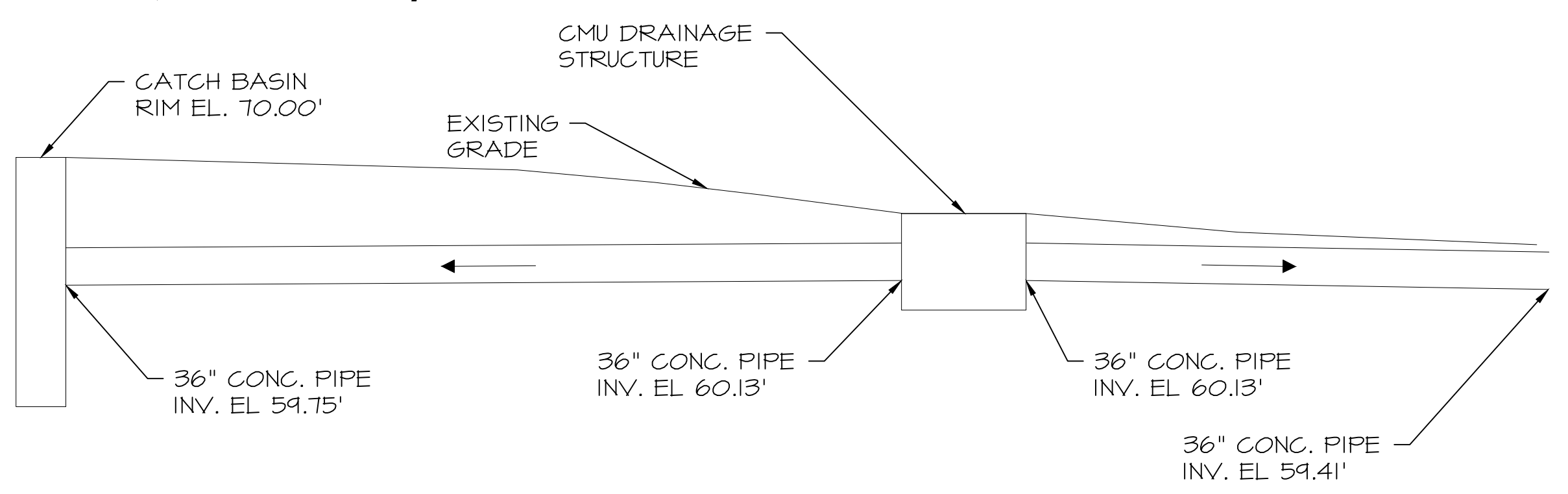


**LOCUS PLAN
N.T.S.**

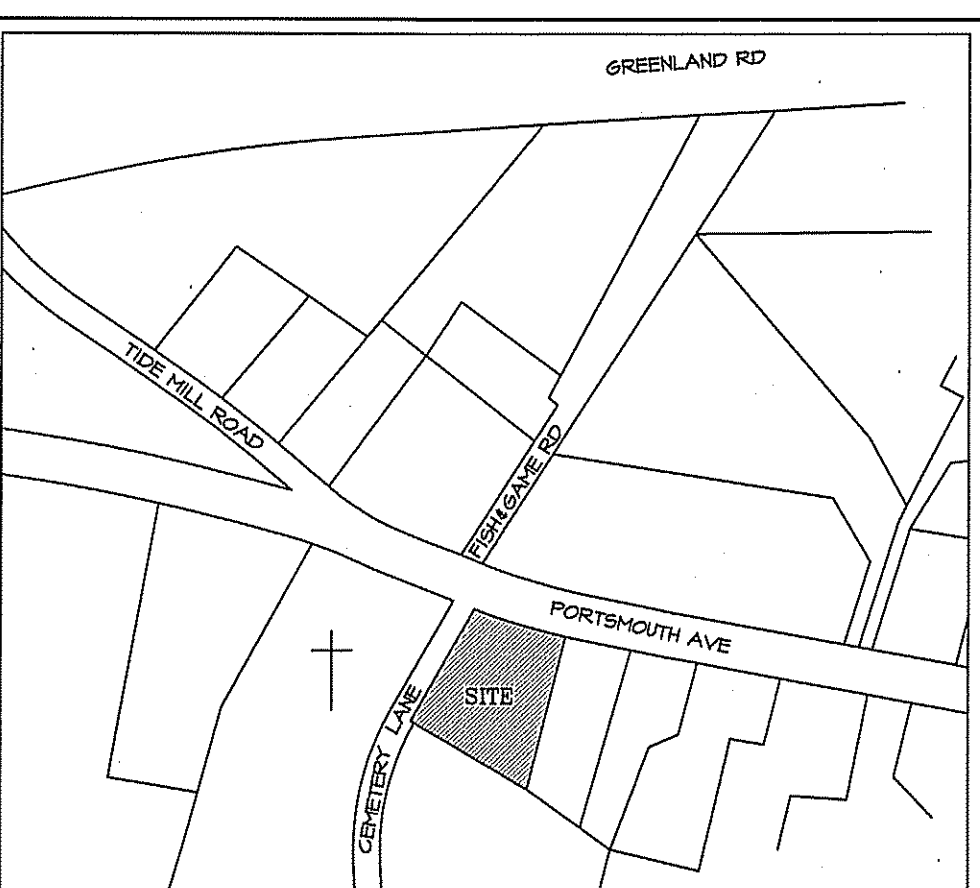
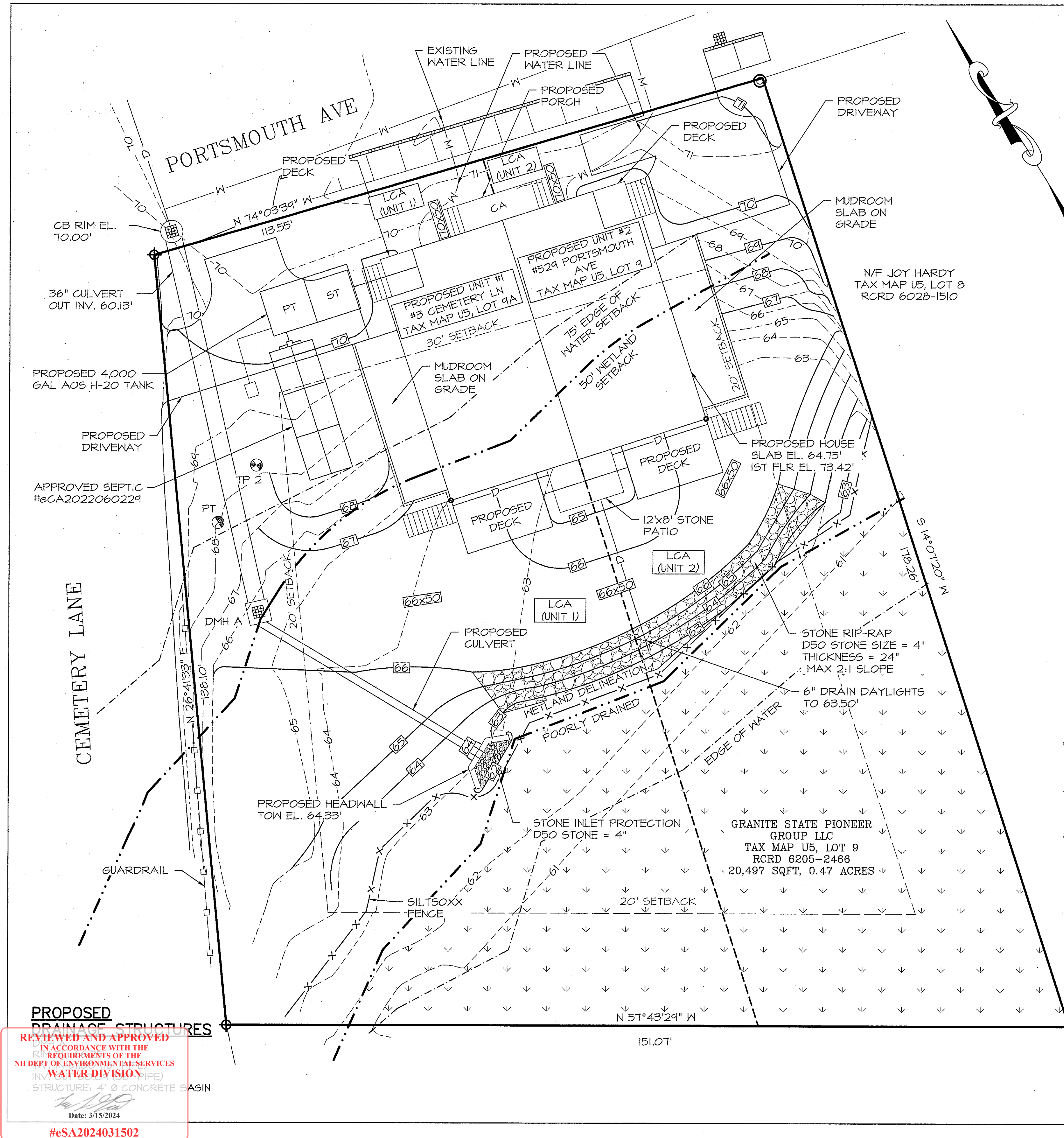
NOTES

- 1) OWNER OF RECORD:
GRANITE STATE PIONEER GROUP LLC
TAX MAP U5, LOT 9
529 PORTSMOUTH
GREENLAND, NH 03840
RCRD: 6205-2466
AREA: 20,497 SF, 0.47 ACRES
- 2) BASIS OF BEARING HELD FROM PLAN REFERENCE #1.
- 3) PARCEL IS IN THE COMMERCIAL A ZONE (CA):
MINIMUM LOT AREA.....60,000 SF
MIN. CONTIGUOUS NON-WETLAND AREA...45,000 SF
MIN. LOT AREA PER DWELLING UNIT.....7,500 SF
MINIMUM FRONTAGE.....200 FT
MINIMUM WIDTH.....80 FT
SETBACKS:
FRONT.....30 FT
SIDE.....20 FT
REAR.....20 FT
MAXIMUM BUILDING HEIGHT.....35 FT
MAXIMUM LOT COVERAGE.....50%
MAXIMUM BUILDING FOOTPRINT.....10,000 SF
- 4) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0265F, PANEL 265 OF 681, DATED JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.
- 5) WETLANDS WERE DELINEATED BY MIKE CUOMO, CWS IN MAY, 2021.

EXISTING DRAINAGE PROFILE
Scale : 1"=10'



2	8/19/2022	FOR REVIEW	
1	7/20/2022	FOR REVIEW	
ISS.	DATE	DESCRIPTION OF ISSUE	
SCALE	1" = 10'		
CHECKED	A.ROSS		
DRAWN	D.D.D.		
CHECKED			
ROSS ENGINEERING, LLC Civil/Structural Engineering & Surveying 909 Islington St. Portsmouth, NH 03801 (603) 433-7560			
CLIENT JEFF APSEY			
TITLE EXISTING CONDITIONS PLAN 529 PORTSMOUTH AVE GREENLAND, NH 03840 TAX MAP U5, LOT 9			
JOB NUMBER	DWG. NO.	ISSUE	
21-144	1 OF 4	2	



LOCUS PLAN
N.T.S.

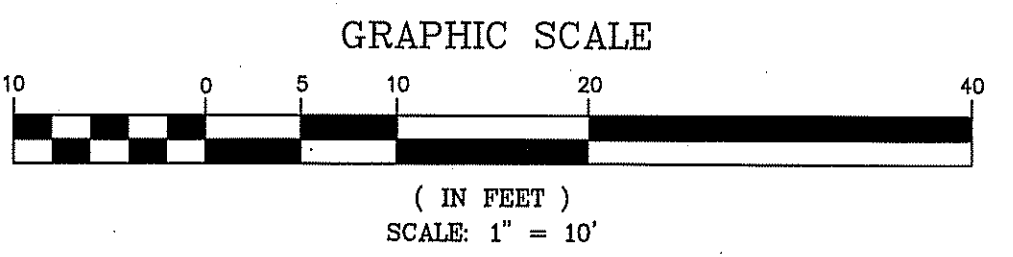
LOT LOADING CALCULATIONS

1) LOT LOADING REGULATIONS (ENV-WQ 1005.01):
LOT SIZE = $Q(\text{GPD}) / 2000(\text{GPD}/\text{ACRE}) \times \text{FACTOR}$
 $Q(\text{GPD}) = \text{LOT SIZE} \times 2000(\text{GPD}/\text{ACRE}) / \text{FACTOR}$
ENV-WQ 1005.03M TABLE 1005-1
NH DES SOIL GROUP: 1 & 5
HYDROLOGIC SOIL GROUP: A & B/D

LOT LOADING CALCULATION:
AREA OF GROUP 1 SOIL 0-8% = 0.10 ACRES
AREA OF GROUP 1 SOIL 8-15% = 0.21 ACRES
AREA OF GROUP 5 SOIL 0-8% = 0.05 ACRES
 $0.10(\text{ACRES}) \times 2000(\text{GPD}/\text{ACRE}) / 1.0 = 200 \text{ GPD}$
 $0.21(\text{ACRES}) \times 2000(\text{GPD}/\text{ACRE}) / 1.1 = 382 \text{ GPD}$
 $0.05(\text{ACRES}) \times 2000(\text{GPD}/\text{ACRE}) / 3.0 = 33 \text{ GPD}$
LOADING FROM SITE = 615 GPD > 600 GPD

LEGEND

- 100— EXISTING CONTOUR
- 100— PROPOSED CONTOUR
- 100x00 SPOT ELEVATION
- ⊕ MONUMENT TO BE SET
- ⊙ MONUMENT FOUND
- ⊕ UTILITY POLE
- GUARDRAIL
- ||— VERTICAL GRANITE CURB
- ⊕ CATCH BASIN
- D— DRAIN LINE
- W— WATER LINE
- X— SILT/STONE FENCE
- LCA LIMITED COMMON AREA
- CA COMMON AREA



I ALEX ROSS, HEREBY CERTIFY:
A) THAT THIS SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
B) THIS PLAN IS A RESULT OF FIELD SURVEY PERFORMED BY DDD & SRO DURING FEBRUARY 2023. THE ERROR OF CLOSURE IS BETTER THAN 1/15,000.
SURVEY PER NHLSA STANDARDS; CATEGORY 1, CONDITION 1.

R. Alex Ross 3/28/23
R. ALEX ROSS DATE

TOWN OF GREENLAND PLANNING BOARD

CHAIRPERSON DATE

NOTES

- 1) OWNER OF RECORD:
GRANITE STATE PIONEER GROUP LLC
TAX MAP U5, LOT 9
516 PORTSMOUTH AVE
GREENLAND, NH 03840
RCRD: 6205-2466
AREA: 20,497 SF, 0.47 ACRES
- 2) THE PURPOSE OF THIS PLAN IS TO CONVERT THE EXISTING LOT 9 INTO CONDOMINIUMS. UNIT #2 WILL REMAIN TAX MAP U5, LOT 9 WITH AN ADDRESS OF 529 PORTSMOUTH AVE, WHILE UNIT #1 WILL BE TAX MAP U5, LOT 9A WITH AN ADDRESS OF 3 CEMETERY LN.
- 3) BOUNDARY INFORMATION TAKEN FROM REF. PLAN #1.
- 4) PARCEL IS IN THE COMMERCIAL A ZONE (CA):
MINIMUM LOT AREA.....60,000 SF
MIN. CONTIGUOUS NON-WETLAND AREA.....45,000 SF
MIN. LOT AREA PER DWELLING UNIT.....1,500 SF
MINIMUM FRONTAGE.....200 FT
MINIMUM WIDTH.....80 FT
SETBACKS:
FRONT.....30 FT
SIDE.....20 FT
REAR.....20 FT
MAXIMUM BUILDING HEIGHT.....35 FT
MAXIMUM LOT COVERAGE.....50%
MAXIMUM BUILDING FOOTPRINT.....10,000 SF
- 5) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0265F, PANEL 265 OF 681, DATED JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.
- 6) WETLANDS WERE DELINEATED BY MIKE CUOMO, CWS IN MAY, 2021.
- 7) PROPOSED SEPTIC WAS APPROVED BY NHDES ON 6/2/2022. APPROVAL #eCA2022060229.
- 8) BOTH LOTS WILL BE SERVICED BY CITY WATER. NEW WATERLINES WILL BE INSTALLED.
- 9) THE CONDOMINIUM CONVERSION WAS APPROVED BY THE GREENLAND PLANNING BOARD ON NOVEMBER 17, 2022.

REFERENCE PLANS

- 1) "CONDOMINIUM SITE PLAN" BY ATLANTIC SURVEY CO., LLC. DATED AUGUST 2021. NOT RECORDED.
- 2) "PROPOSED SEPTIC SYSTEM GREENLAND, N.H. 529 PORTSMOUTH AVENUE" BY CIVIL CONSULTANTS. DATED NOVEMBER 11, 1998. NHDES APPROVAL #CA1998013918

ISS.	DATE	DESCRIPTION OF ISSUE
5	3/28/2023	SUBDIVISION
4	3/1/2023	SUBDIVISION
3	9/22/2022	FOR REVIEW
2	8/23/2022	FOR REVIEW
1	7/20/2022	FOR REVIEW

SCALE 1" = 10'
CHECKED A.ROSS
DRAWN D.D.D.
CHECKED

ROSS ENGINEERING, LLC
Civil/Structural Engineering
& Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

CLIENT
GRANITE STATE PIONEER GROUP LLC
516 PORTSMOUTH AVE
GREENLAND, NH 03840

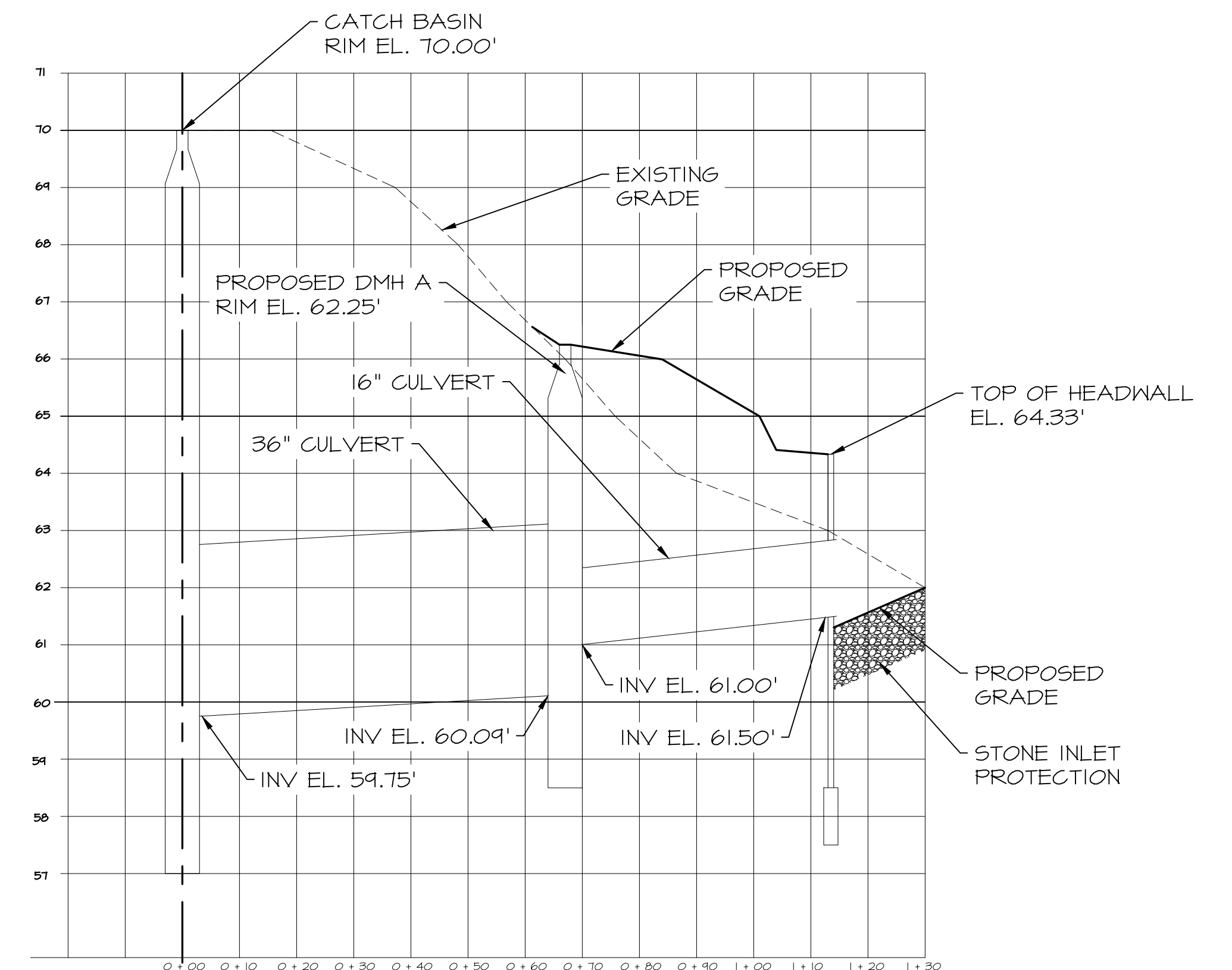
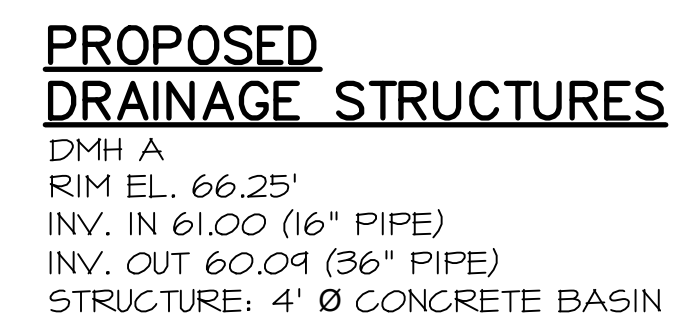
TITLE
SUBDIVISION PLAN
for
GRANITE STATE PIONEER GROUP LLC

"COLD SPRINGS CONDOMINIUM"
529 PORTSMOUTH AVE
& 3 CEMETERY LANE
GREENLAND, NH 03840
TAX MAP U5, LOTS 9 & 9A

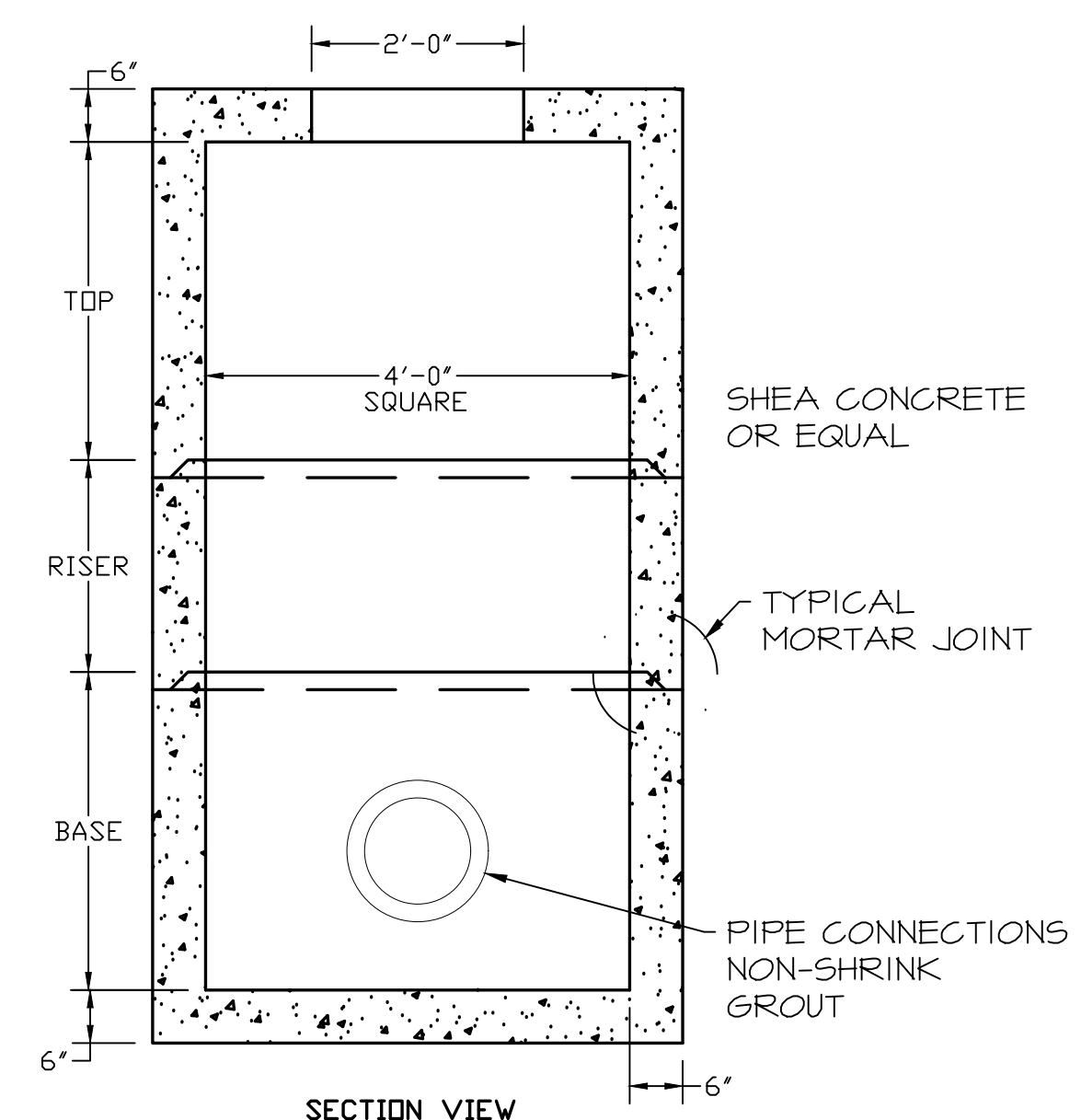
JOB NUMBER 21-144
DWG. NO. 1 OF 1
ISSUE 5

PROPOSED DRAINAGE STRUCTURES
REVIEWED AND APPROVED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
NH DEPT. OF ENVIRONMENTAL SERVICES
WATER DIVISION
STRUCTURE: 4' Ø CONCRETE BASIN
Date: 3/15/2024
#eSA2024031502

	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION
	MONUMENT TO BE SET
	MONUMENT FOUND
	UTILITY POLE
	GUARDRAIL
	VERTICAL GRANITE CURB
	CATCH BASIN
	DRAIN LINE
	WATER LINE
	SILT/SOXX FENCE



SCALE: HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

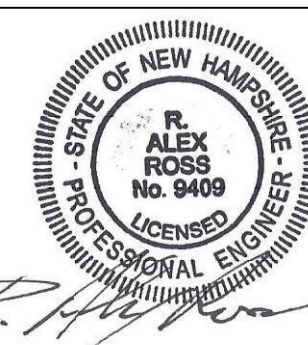


GRAPHIC SCALE

10 0 5 10 20

(IN FEET)

SCALE: 1" = 10'



2	8/19/2022	FOR REVIEW	
1	7/20/2022	FOR REVIEW	
ISS.	DATE	DESCRIPTION OF ISSUE	
SCALE	AS SHOWN		
CHECKED	A.ROSS		
DRAWN	D.D.D.		
CHECKED			

ROSS ENGINEERING, LLC
Civil/Structural Engineering
& Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

CLIENT
JEFF APSEY

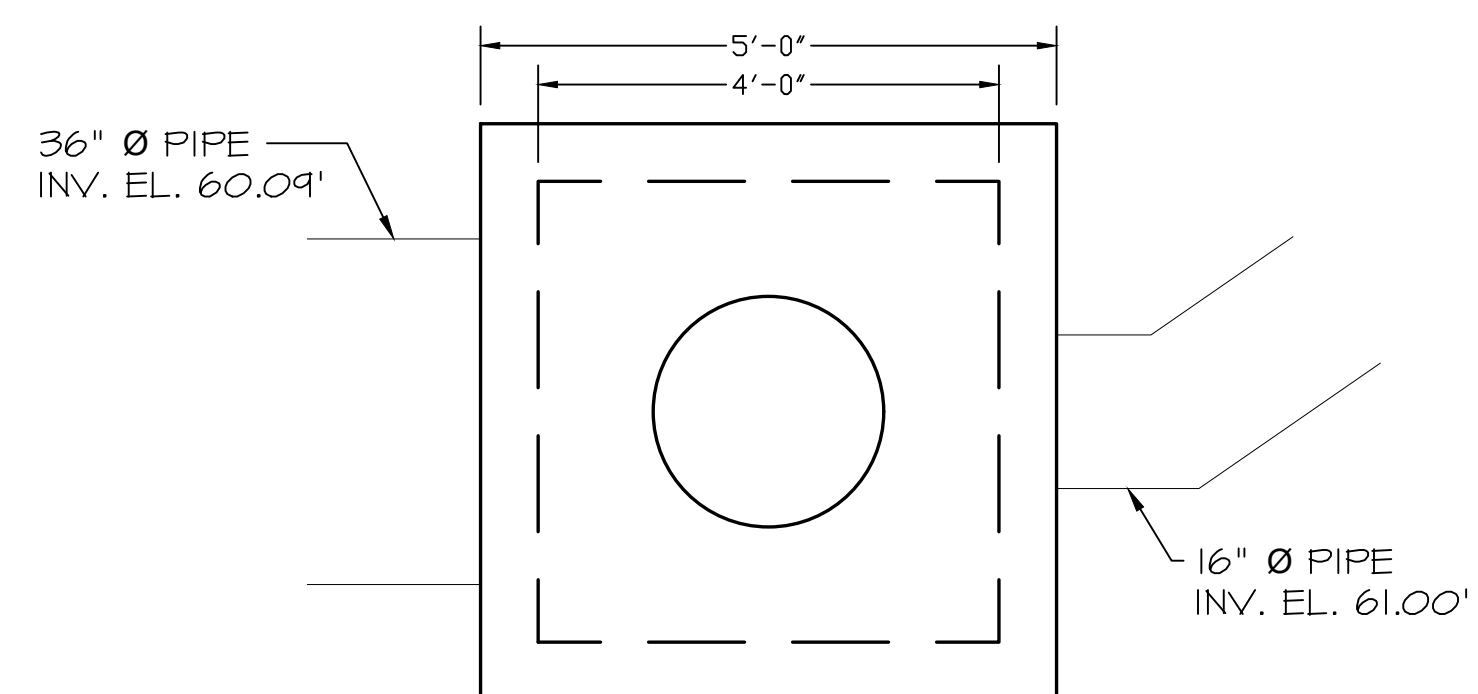
TITLE

SITE PLAN

529 PORTSMOUTH AVE
GREENLAND, NH 03840
TAX MAP U5, LOT 9

JOB NUMBER	DWG. NO.	ISSUE
21-144	2 OF 4	2

1) PROPOSED SEPTIC WAS APPROVED BY NHDES ON 6/2/2022. APPROVAL #eCA2022060229



PLAN VIEW
DRAIN MANHOLE A
N.T.S.

LEGEND

- 100— EXISTING CONTOUR
—100— PROPOSED CONTOUR
100x00 SPOT ELEVATION
⊕ MONUMENT TO BE SET
⊙ MONUMENT FOUND
⊙ UTILITY POLE
—□— GUARDRAIL
— — VERTICAL GRANITE CURB
⊞ CATCH BASIN
—D— DRAIN LINE
—W— WATER LINE
—X— SILT/STORM FENCE

NOTES

1) INFILTRATION TRENCH TO BE INSTALLED ALONG THE SOUTHERN ROOF. TRENCH TO RECEIVE RUNOFF FROM DOWNSPOUTS INTO THE TRENCH, THEN DISCHARGE TO THE STONE PATIO, THEN DISCHARGE THROUGH A 6" PIPE TO THE SOUTH.

INFILTRATION TRENCH DETAIL

N.T.S.

TRENCH	INV. TRENCH	OUTLET INV.
A	63.75'	64.00' (4" PERF. ADS-N-12)
B	69.50'	NO UNDERDRAIN

PROPOSED TRENCH DESCRIPTION

N.T.S.

STONE PATIO

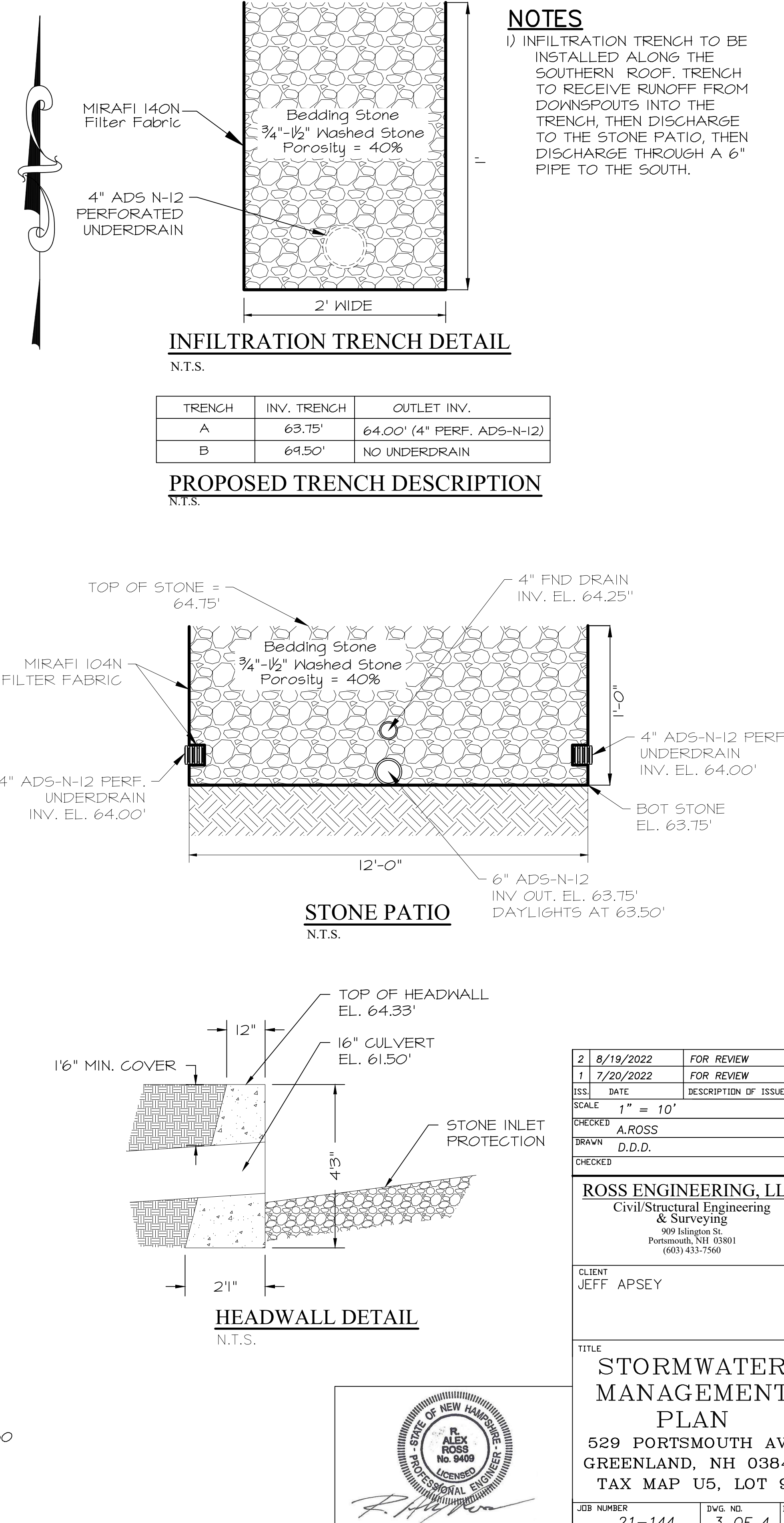
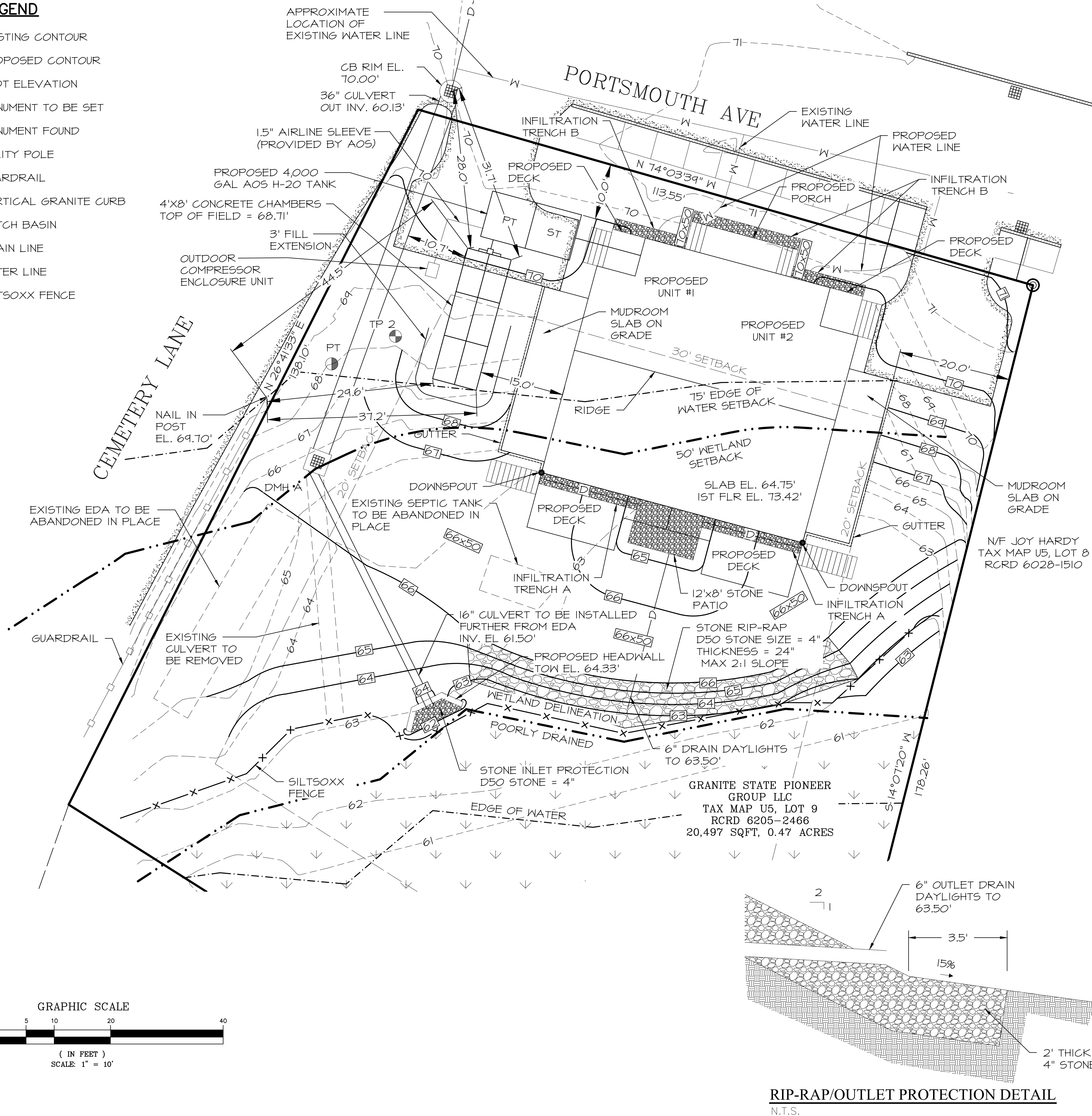
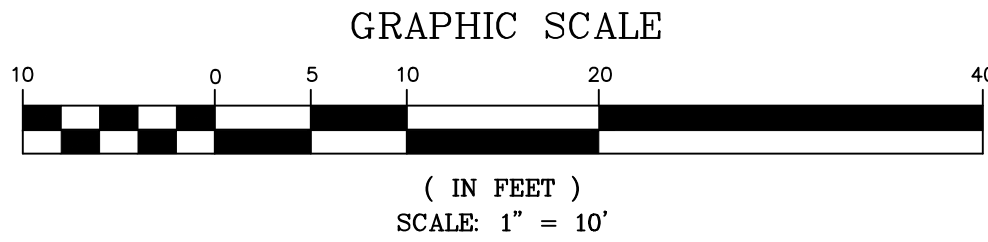
N.T.S.

HEADWALL DETAIL

N.T.S.

RIP-RAP/OUTLET PROTECTION DETAIL

N.T.S.



2	8/19/2022	FOR REVIEW	
1	7/20/2022	FOR REVIEW	
ISS.	DATE	DESCRIPTION OF ISSUE	
SCALE	1" = 10'		
CHECKED	A.ROSS		
DRAWN	D.D.D.		
CHECKED			
<u>ROSS ENGINEERING, LLC</u>			
Civil/Structural Engineering & Surveying			
909 Islington St. Portsmouth, NH 03801 (603) 433-7560			
CLIENT	JEFF APSEY		
TITLE			
STORMWATER MANAGEMENT PLAN			
529 PORTSMOUTH AVE GREENLAND, NH 03840 TAX MAP U5, LOT 9			
JOB NUMBER	DWG. NO.		ISSUE
21-144	3 OF 4		2

EROSION AND SEDIMENTATION CONTROL
CONSTRUCTION PHASING AND SEQUENCING

1. SEE "EROSION AND SEDIMENTATION CONTROL GENERAL NOTES" WHICH ARE TO BE AN INTEGRAL PART OF THIS PROCESS.
2. INSTALL SILT/SOXX FENCING AS PER DETAILS AND AT SEDIMENT MIGRATION.
3. CONSTRUCT TREATMENT SWALES, LEVEL SPREADERS AND DETENTION STRUCTURES AS DEPICTED ON DRAWINGS.
4. STRIP AND STOCKPILE TOPSOIL. STABILIZE PILES OF SOIL CONSTRUCTION MATERIAL & COVER WHERE PRACTICABLE.
5. MINIMIZE DUST THROUGH APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES ON SITE.
6. ROUGH GRADE SITE. INSTALL CULVERTS AND ROAD DITCHES.
7. FINISH GRADE AND COMPACT SITE.
8. RE-SPREAD AND ADD TOPSOIL TO ALL ROADSIDE SLOPES. TOTAL TOPSOIL THICKNESS TO BE A MINIMUM OF FOUR TO SIX INCHES.
9. STABILIZE ALL AREAS OF BARE SOIL WITH MULCH AND SEEDING.
10. RE-SEED PER EROSION AND SEDIMENTATION CONTROL GENERAL NOTES.
11. SILT SOXX FENCING TO REMAIN AND BE MAINTAINED FOR TWENTY FOUR MONTHS AFTER CONSTRUCTION TO ENSURE ESTABLISHMENT OF ADEQUATE SOIL STABILIZATION AND VEGETATIVE COVER. ALL SILT SOXX FENCING ARE THEN TO BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
12. PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
13. ALL TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED.
14. FOUNDS AND SWALES SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE - BEFORE ROUGH GRADING THE SITE.
15. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM
16. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
17. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
18. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
19. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
20. LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

PLANTING NOTES:

1. ALL PLANT MATERIALS SHALL BE FIRST QUALITY NURSERY GROWN STOCK.
2. ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH NEW HAMPSHIRE LANDSCAPE ASSOCIATION STANDARDS AND GUARANTEED FOR ONE YEAR BY THE LANDSCAPE CONTRACTOR.
3. ALL TREES AND SHRUBS SHALL HAVE WATER SAUCERS BUILT AROUND THEIR BASES AND THESE SHALL BE MULCHED WITH 4" OF DARK BROWN AGED BARK MULCH. MULCH MUST BE KEPT 2" AWAY FROM THEIR TRUNKS.
4. ALL TREES AND SHRUBS SHALL BE PLANTED AND MULCHED BEFORE LAWN IS SEEDED.

MAINTENANCE REQUIREMENTS:

1. ALL TREES, SHRUBS, AND PERENNIALS WILL NEED TO BE WATERED THROUGH THANKSGIVING DURING THE FIRST SEASON IN WHICH THEY ARE INSTALLED.
2. AN UNDERGROUND DRIP IRRIGATION SYSTEM IS RECOMMENDED. IF AN UNDERGROUND DRIP IRRIGATION SYSTEM IS NOT INSTALLED, SOAKER HOSES WOUND THROUGHOUT PLANTING BEDS ARE ACCEPTABLE. ALTHOUGH OVERHEAD SPRINKLERS ARE RECOMMENDED FOR LAWN AREAS, THEY ARE NOT ACCEPTABLE FOR IRRIGATING TREES AND SHRUBS.

SEEDING AND STABILIZATION FOR LOAMED SITE:

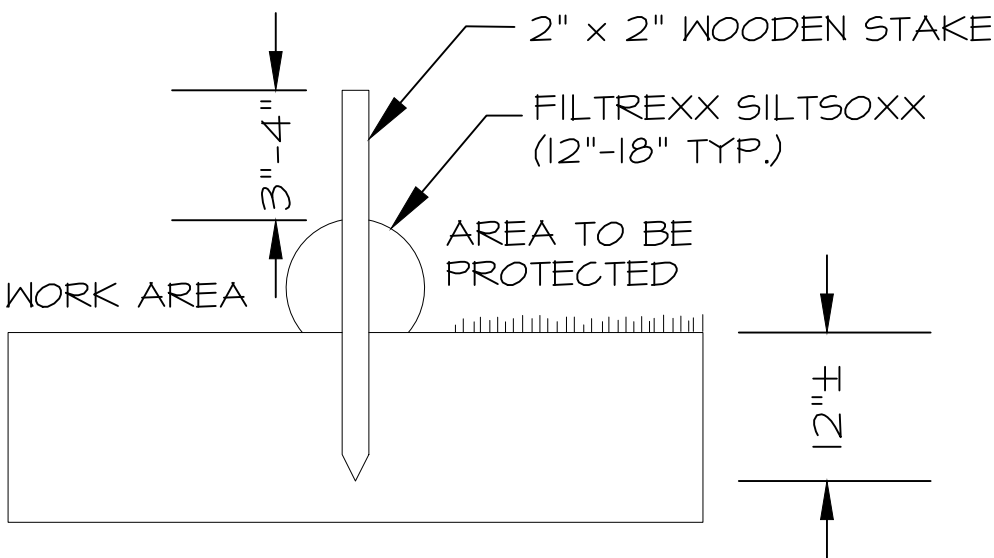
FOR TEMPORARY & LONG TERM SEEDINGS USE AGRICULTURAL SOIL CONSERVATION GRASS SEED OR EQUAL
COMPONENTS: ANNUAL RYE GRASS, PERENNIAL RYE GRASS, WHITE CLOVER, 2 FESCUES, SEED AT A RATE OF 100 POUNDS PER ACRE,
FERTILIZER & LIME:
NITROGEN (N) 50 LBS/ACRE, PHOSPHATE (P2O5) 100 LBS/ACRE, POTASH (K2O) 100 LBS/ACRE, LIME 2000 LBS/ACRE
MULCH:
HAY OR STRAW 1.5-2 TONS/ACRE

- A) GRADING AND SHAPING
- 1) SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED. WHERE MOVING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.

- B) SEED BED PREPARATION
- 1) SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - 2) STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

FILTREXX SILT/SOXX NOTES

- 1) ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS
- 2) SILT/SOXX COMPOST, SOIL, ROCK, SEED FILL TO MEET APPLICATION REQUIREMENTS



Filtrexx SiltSoxx Section
N.T.S.

EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

1. CONDUCT ALL CONSTRUCTION IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE PHYSICAL ENVIRONMENT, BUT IN NO CASE SHALL EXCEED 2 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
2. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
3. ALL DITCHES, SWALES AND PONDS MUST BE STABILIZED PRIOR TO DIRECTING FLOW TO THEM.
4. ALL GROUND AREAS OPENED UP FOR CONSTRUCTION WILL BE STABILIZED WITHIN 24 HOURS OF EARTH-DISTURBING ACTIVITIES BEING CEASED, AND WILL BE FULLY STABILIZED NO LONGER THAN 14 DAYS AFTER INITIATION. (SEE NOTE II FOR DEFINITION OF STABLE). ALL SOILS FINISH GRADED MUST BE STABILIZED WITHIN SEVENTY TWO HOURS OF DISTURBANCE. ALL TEMPORARY OR LONG TERM SEEDING MUST BE APPLIED TO COMPLY WITH "WINTER CONSTRUCTION NOTES" (SEE WINTER CONSTRUCTION NOTES). EMPLOY TEMPORARY EROSION AND SEDIMENTATION CONTROL DEVICES AS DETAILED ON THIS PLAN AS NECESSARY UNTIL ADEQUATE STABILIZATION HAS BEEN ASSURED (SEE NOTE II FOR DEFINITION OF STABLE).
5. TEMPORARY & LONG TERM SEEDING: USE SEED MIXTURES, FERTILIZER, LIME AND MULCHING AS RECOMMENDED (SEE SEEDING AND STABILIZATION NOTES).
6. SILT/SOXX FENCING TO BE SECURELY EMBEDDED AND STAKED AS DETAILED. WHEREVER POSSIBLE A VEGETATED STRIP OF AT LEAST TWENTY FIVE FEET IS TO BE KEPT BETWEEN SILT/SOXX AND ANY EDGE OF WET AREA.
7. SEEDED AREAS WILL BE FERTILIZED AND RE-SEEDED AS NECESSARY TO ENSURE VEGETATIVE ESTABLISHMENT.
8. SEDIMENT BASIN(S), IF REQUIRED, TO BE CHECKED AFTER EACH SIGNIFICANT RAINFALL AND CLEANED AS NEEDED TO RETAIN DESIGN CAPACITY.
9. SILT/SOXX FENCING WILL BE CHECKED REGULARLY AND AFTER EACH SIGNIFICANT RAINFALL. NECESSARY REPAIRS WILL BE MADE TO CORRECT UNDERMINING OR DETERIORATION OF THE BARRIER AS WELL AS CLEANING, REMOVAL AND PROPER DISPOSAL OF TRAPPED SEDIMENT.
10. TREATMENT SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATIVE COVER HAS BEEN ESTABLISHED.
11. AN AREA SHALL BE CONSIDERED FULLY STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED.
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
12. ALL EROSION AND SEDIMENTATION CONTROL MEASURES IN THE PLAN SHALL MEET THE DESIGN BASED ON STANDARDS AND SPECIFICATIONS SET FORTH IN THE STORM WATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE (DECEMBER 2008 OR LATEST) PREPARED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT, N.H. DES AND NRCS.

WINTER CONSTRUCTION NOTES

1. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING. ELSEWHERE, THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENT;
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

LONG TERM SEEDING

*WELL TO MODERATELY WELL DRAINED SOILS

FOR CUT AND FILL AREA AND FOR WATERWAYS AND CHANNELS

SEEDING MIXTURE C	lb/ACRE	lb/1000SF
TALL FESCUE	20	0.45
GREeping RED FESCUE	20	0.45
RED CLOVER (ALSIKE)	20	0.45
TOTAL	40	1.35

LIME: AT 2 TONS PER ACRE OR 100 LBS PER 1,000 S.F.
FERTILIZER: 10 20 20 (NITROGEN, PHOSPHATE, POTASH AT 500# PER ACRE.
MULCH: HAY OR CLEAN STRAW; 2 TONS/ACRE OR 2 BALES/1000 S.F.

GRADING AND SHAPING:
SLOPES SHALL NOT BE STEEPER THAN 2 TO 1. 3 TO 1 OR FLATTER SLOPES ARE PREFERRED.
SEEDBED PREPARATION:
SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
STONES LARGER THAN FOUR INCHES AND TRASH SHOULD BE REMOVED. SOD SHOULD BE TILLED TO A DEPTH OF FOUR INCHES TO PREPARE SEEDBED. FERTILIZER & LIME SHOULD BE MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

* FROM: STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE, DECEMBER 2008.

SHORT TERM SEEDING

*WELL TO MODERATELY WELL DRAINED SOILS

FOR CUT AND FILL AREA AND FOR WATERWAYS AND CHANNELS

SEEDING MIXTURE C	#/ACRE	#/1000SF
FOR APRIL 1 - AUGUST 15		
ANNUAL RYE GRASS	40	1
FOR FALL SEEDING		
WINTER RYE	112	2.5

LIME: AT 1 TON PER ACRE OR 100 LBS PER 1,000 S.F.
FERTILIZER: 10 10 10 (NITROGEN, PHOSPHATE, POTASH AT 500# PER ACRE.
MULCH: HAY OR CLEAN STRAW; 2 TONS/ACRE OR 2 BALES/1000 S.F.

GRADING AND SHAPING:
SLOPES SHALL NOT BE STEEPER THAN 2 TO 1. 3 TO 1 OR FLATTER SLOPES ARE PREFERRED.

SEEDBED PREPARATION:
SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
STONES LARGER THAN FOUR INCHES AND TRASH SHOULD BE REMOVED. SOD SHOULD BE TILLED TO A DEPTH OF FOUR INCHES TO PREPARE SEEDBED. FERTILIZER & LIME SHOULD BE MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

* FROM: STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE, DECEMBER 2008.

WHEN PROPOSED FOR ALTERATION DURING CONSTRUCTION AS BEING INFESTED WITH INVASIVE SPECIES SHALL BE MANAGED APPROPRIATELY USING THE DISPOSAL PRACTICES IDENTIFIED IN "NHDOT - BEST MANAGEMENT PRACTICES FOR ROADSIDE INVASIVE PLANTS -2008" AND "METHODS FOR DISPOSING NON-NATIVE INVASIVE PLANTS - UNH COOPERATIVE EXTENSION - 2010"

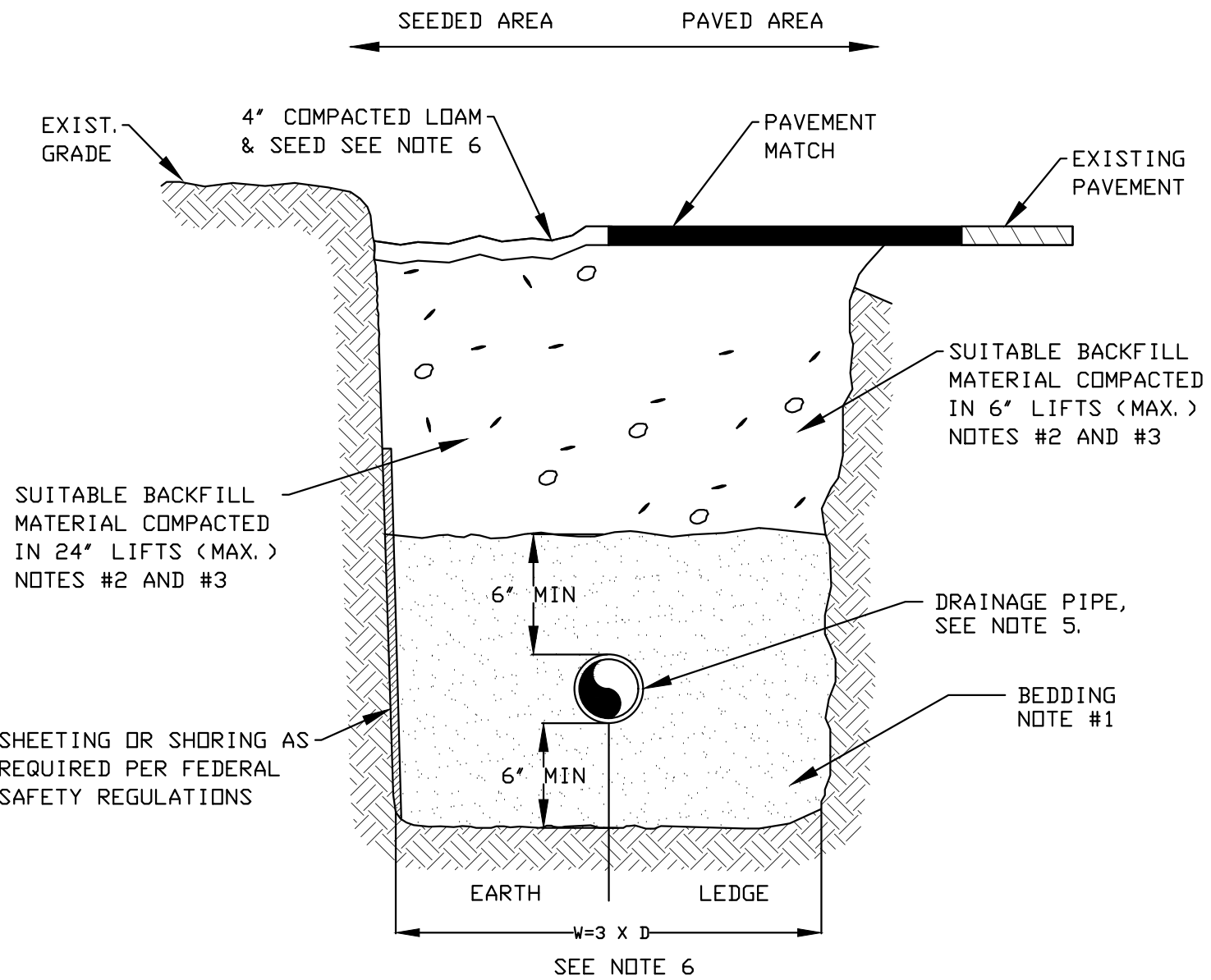
SEED MIXES SHALL NOT CONTAIN ANY SPECIES IDENTIFIED BY THE NEW HAMPSHIRE PROHIBITED INVASIVE PLANT SPECIES LIST.

TRENCH NOTES - STORM DRAIN:

- 1) **BEDDING:** BEDDING FOR PIPES SHALL CONSIST OF PREPARING THE BOTTOM OF THE TRENCH TO SUPPORT THE ENTIRE LENGTH OF THE PIPE AT A UNIFORM SLOPE AND ALIGNMENT. CRUSHED STONE SHALL BE USED TO BED THE PIPE TO THE ELEVATION SHOWN ON THE DRAWINGS. NORMAL PIPE BEDDING IS CRUSHED STONE TO THE HAUNCH OF THE PIPE AND SAND BEDDING 6" ABOVE THE CROWN. IF THE TOP OF THE PIPE IS LESS THAN 30' FROM FINISH GRADE, BED PIPE COMPLETELY IN STONE UP TO 6' ABOVE PIPE CROWN. UNDERDRAIN TO HAVE 4" MIN' OF STONE OVER PIPE OR AS NECESSARY TO BE IN CONTACT WITH GRAVEL LAYER OF SELECTS ABOVE. FILTER FABRIC TO BE PLACED IN BETWEEN ALL STONE BEDDING MATERIAL AND SUBSEQUENT LAYERS OF FILL MATERIAL.
- 2) **COMPACTION:** ALL BACKFILL SHALL BE COMPACTED AT OR NEAR OPTIMUM MOISTURE CONTENT BY PNEUMATIC TAMPERS, VIBRATORY COMPACTORS OR OTHER APPROVED MEANS. BACKFILL BENEATH PAVED SURFACES SHALL BE COMPACTED TO NOT LESS THAN 95 PERCENT OF AASHTO T99, METHOD C.
- 3) **SUITABLE MATERIAL:** IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS; PIECES OF PAVEMENT; ORGANIC MATTER; TOP SOIL; ALL WET OR SOFT MUCK, PEAT, OR CLAY; ALL EXCAVATED LEDGE MATERIAL; ROCKS OVER 6 INCHES IN LARGEST DIMENSION; FROZEN EARTH AND ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.

IN SEEDED AREAS, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, ROCKS UNDER 12", FROZEN EARTH OR CLAY, IF HE/SHE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EAST ACCESS TO THE PIPE WILL BE PRESERVED.

- 4) **BASE COURSE AND PAVEMENT:** SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES - DIVISIONS 300 AND 400 RESPECTIVELY.
- 5) **DRAINAGE PIPE:** PIPE MATERIALS SHALL BE POLYETHYLENE (SEE SPECIFICATIONS).
- 6) **W=MAXIMUM ALLOWABLE TRENCH WIDTH:** W SHALL BE THE MAXIMUM PAYMENT WIDTH FOR ROCK EXCAVATION (TRENCH) AND FOR ORDERED EXCAVATION BELOW GRADE.



TRENCH DETAIL - STORM DRAIN
N.T.S.

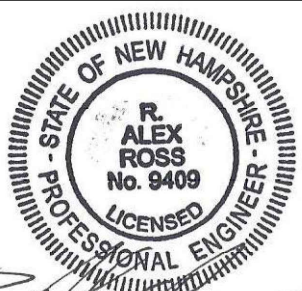
2	8/19/2022	FOR REVIEW	
1	7/20/2022	FOR REVIEW	
ISS.	DATE	DESCRIPTION OF ISSUE	
SCALE	AS SHOWN		
CHECKED	A.ROSS		
DRAWN	D.D.D.		
CHECKED			

ROSS ENGINEERING, LLC
Civil/Structural Engineering
& Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

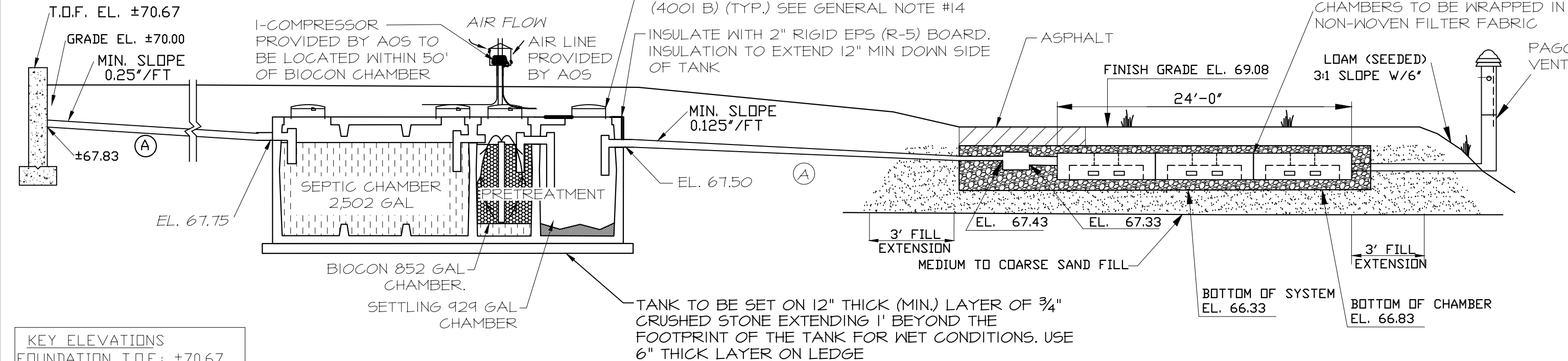
CLIENT
JEFF APSEY

TITLE
**EROSION
CONTROL
PLAN**
529 PORTSMOUTH AVE
GREENLAND, NH 03840
TAX MAP U5, LOT 9

JOB NUMBER	DWG. NO.	ISSUE
21-144	4 OF 4	2



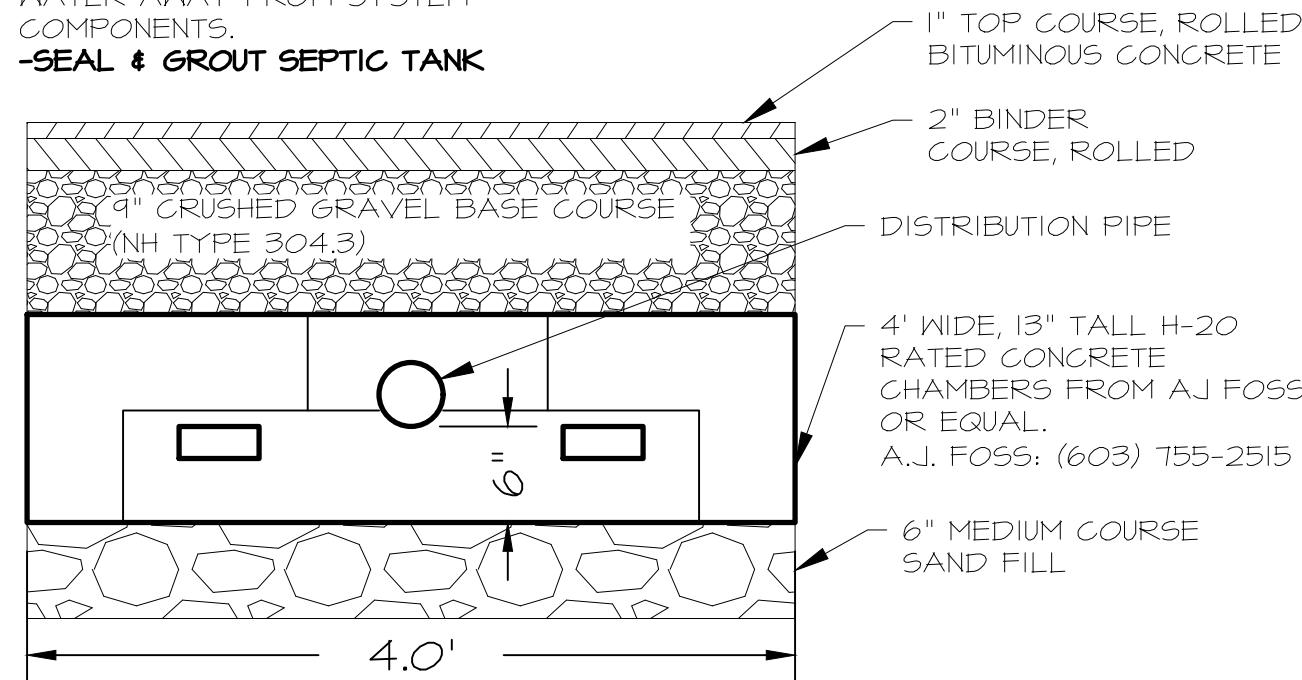
CLEAN SOLUTION™ ALTERNATIVE SEPTIC SYSTEM MODEL
250ST-R2-R2-L BY ADVANCED ONSITE SOLUTIONS LLC.



KEY ELEVATIONS	
FOUNDATION T.O.F.	±70.67
BUILDING OUT	±67.83
SEPTIC TANK IN	67.75
SEPTIC TANK OUT	67.50
D-BOX IN	67.43
D-BOX OUT	67.33

SYSTEM PROFILE
SEE PLAN FOR LAYOUT

- NOTES:
- TOPSOIL AND ORGANICS TO BE REMOVED FROM DISPOSAL AREA PRIOR TO PLACING SAND OR FILL.
 - FINAL GRADING TO SHED SURFACE WATER AWAY FROM SYSTEM COMPONENTS.
 - SEAL & GROUT SEPTIC TANK



CONCRETE CHAMBER PAVEMENT DETAIL

DESIGN INTENT

Maintain at least 4' above the seasonal high water table and 5' above ledge or impermeable substratum by constructing the leach bed bottom at elevation 66.33', which is approximately 3.17' BELOW existing grade on the high contour of the designed effluent disposal area.

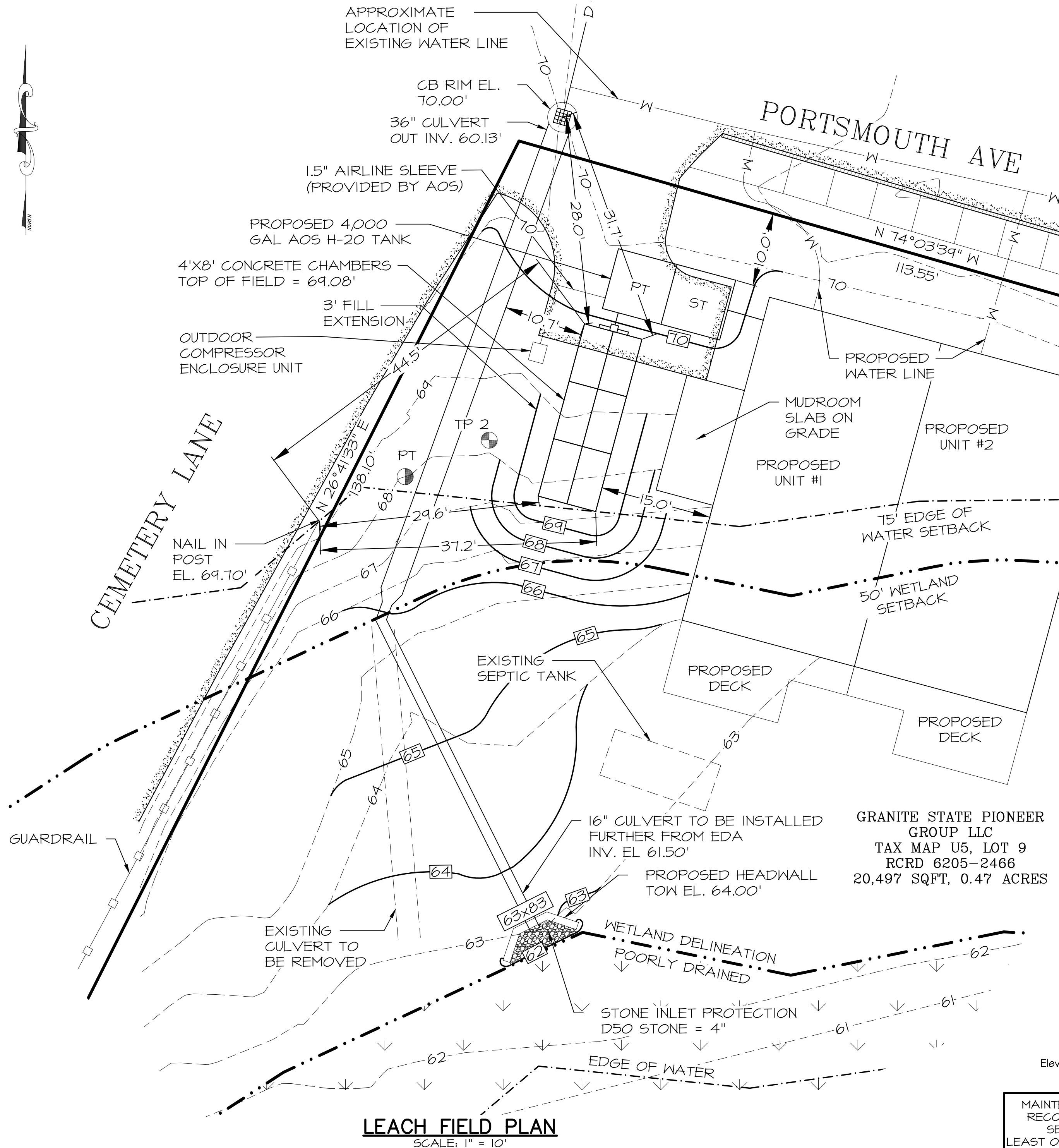
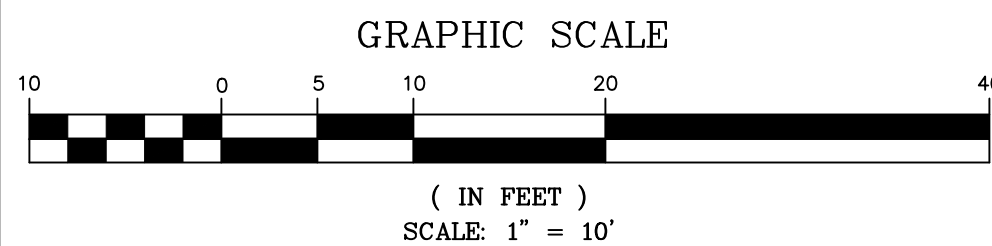
NOTES

- OWNER OF RECORD:
GRANITE STATE PIONEER GROUP LLC
TAX MAP U5, LOT 9
RCRD 6205-2466
20,491 SF, 0.47 ACRES
- BASIS OF BEARING FROM PLAN REFERENCE I.
- THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY. CONTRACTOR TO ASSURE PROPERTY LINE LOCATION..
- LOT LOADING REGULATIONS (ENV-WQ 100B.01):
LOT SIZE = $Q(\text{GPD}) / 2000(\text{GPD}/\text{ACRE}) \times \text{FACTOR}$
 $Q(\text{GPD}) = \text{LOT SIZE} \times 2000(\text{GPD}/\text{ACRE}) / \text{FACTOR}$
ENV-WQ 1005.03M TABLE 1005-1
NH DES SOIL GROUP: I & 5
HYDROLOGIC SOIL GROUP: A & B/D

LOT LOADING CALCULATION:
AREA OF GROUP 1 SOIL 0-8% = 0.10 ACRES
AREA OF GROUP 1 SOIL 8-15% = 0.21 ACRES
AREA OF GROUP 5 SOIL 0-8% = 0.05 ACRES
 $0.10(\text{ACRES}) \times 2000(\text{GPD}/\text{ACRE}) / 1.0 = 200 \text{ GPD}$
 $0.21(\text{ACRES}) \times 2000(\text{GPD}/\text{ACRE}) / 1.1 = 382 \text{ GPD}$
 $0.05(\text{ACRES}) \times 2000(\text{GPD}/\text{ACRE}) / 3.0 = 33 \text{ GPD}$
LOADING FROM SITE = 615 GPD > 600 GPD
- THE EDA IS PROPOSED TO REMAIN IN PLACE. THE FOLLOWING WAIVERS ARE REQUESTED FROM ENV-WQ 100B.04 TO CONSTRUCT THE EDA 10.7' FROM CULVERT WHERE 25' IS REQUIRED.
- WETLANDS WERE DELINEATED IN ACCORDANCE WITH ENV-WQ 1014.06 BY MIKE CUOMO, CWS IN MAY, 2021.
- THERE ARE NO KNOWN BURIAL SITES, BURIAL GROUNDS, OR CEMETERIES ON THE SITE. THERE WILL BE NO CONSTRUCTION WITHIN 25' OF A KNOWN BURIAL SITE, BURIAL GROUND, OR CEMETERY AS PER ENV-WQ 100B.04(1).

REFERENCE PLANS

- "CONDOMINIUM SITE PLAN" BY ATLANTIC SURVEY CO, LLC. DATED AUGUST 2021. NOT RECORDED.
- "PROPOSED SEPTIC SYSTEM GREENLAND, N.H. 529 PORTSMOUTH AVENUE" BY CIVIL CONSULTANTS. DATED NOVEMBER 11, 1998. NHDES APPROVAL #CA1998013478



GENERAL NOTES

- System to be installed in accordance with state and local regulations.
- Pipes shall be designed for H-10 LIVE LOADING. No vehicular or livestock travel nor snow removal allowed in area of system.
- All 4 inch PVC pipe shall be schedule 40. Pipe outside leaching area shall be watertight. All joints, inlets, outlets, etc. to be sealed with a non-shrink grout, "water-plug" or equal.
- In event of future system failure, replacement system shall be built in the same location as the original system after contaminated materials have been removed.
- All pre cast units, (tanks, D-boxes) shall be manufactured by A.J. Foss or equal.
- This plan does not represent a boundary survey.
- Boundary information taken from plan entitled: "CONDOMINIUM SITE PLAN" BY ATLANTIC SURVEY CO. LLC DATED AUGUST 2021.
- Record deed: BK 6205 PG 2466
- equalizer flow inserts shall be installed in distribution box outlets.
- installer advised to contact dig safe prior to construction.
- do not install system on frozen ground or leave system uncovered for extended periods of time.
- This document is for the construction of the effluent disposal system shown. anyone using information from this document for any other purpose does so at their own risk.
- System must be constructed in accordance with env-wq 1000. "approval for construction" is valid for 4 years from date of issue.
- ALL CHAMBERS TO HAVE ACCESS TO FINISH GRADE: (24" MIN. DIAMETER) IF COVER EXCEEDS 24" CONTRACTOR SHALL PROVIDE 30" DIAMETER RISERS & COVERS TO GRADE. IF COVER IS BETWEEN 36" & 48" CONTRACTOR SHALL PROVIDE 36" DIAMETER ACCESS STACKS & COVERS FOR THE BIOCON & SETTLING CHAMBERS. IF COVER IS BETWEEN 48" & 60" CONTRACTOR SHALL PROVIDE 48" DIAMETER ACCESS STACKS & COVERS FOR THE BIOCON & SETTLING CHAMBERS. IF COVER EXCEEDS 60" CONTACT AOS FOR DESIGN MODIFICATIONS.

SITE PREPARATION:

- Check Design intent and verify the elevation of existing ground-upslope side before disturbing site. Contact the designer should any discrepancy occur.
- Remove all trees, brush, boulders, and debris from the leach field site.
- Remove topsoil. Leave subsoil in place. Do not compact subsoil with machinery; scarify as needed before filling.
- Fill 6" under leaching area, around pipes, and fill extension with medium to coarse textured sand (NH DES Specifications).
- Sand fill to be pushed onto prepared surface from the side.
- Fill for backfilling shall be clean, permeable fill, free of stones larger than 6 inches.
- Side slope of fill 3:1, (3' horizontal for every 1' vertical).
- Place 6 inches of loam as a blanket on side slopes where required.
- Entire disturbed area shall be loamed and seeded as soon as possible after backfilling to prevent erosion.
- Backfill depth over system to be 6 to 12 inches.
- Final grading shall provide for drainage of surface runoff away from leaching area.

OPERATION AND MAINTENANCE:

- System is not designed to handle discharge from a hot tub or similar large volume water use.
- Every system's design capacity is limited. Careful and reasonable water use is required to maximize the system's life.
- Do not dispose of grease, chemicals, solvents, etc. via this system.
- Septic tank must be pumped by a licensed hauler at least every two years. Keep pumping receipts as proof of maintenance. Check tank yearly. If sludge and surface scum exceed 1/3 of liquid depth, have the tank pumped.
- Do not allow vehicular traffic over any component of the system unless that structure is designed to withstand an H-20 wheel load.

Elevation of Benchmark
Is Assumed

MAINTENANCE REQUIRED:
RECOMMEND CLEANING
SEPTIC TANK AT
LEAST ONCE EVERY 2 YEARS

LOCATION:

County: ROCKINGHAM Town: GREENLAND
Subdivision Title:
NH Subdivision Approval No.: PRE 1967
Tax Map: U5 BLCK. 9 Deed: RCRD 6205-2466

CLIENT:

GRANITE STATE PIONEER GROUP LLC
516 PORTSMOUTH AVE
GREENLAND, NH 03840

SOIL DATA:

Performed on 11-23-21 by: ALEX ROSS

Witnessed by JACK SHEPHARD

TEST PIT #2 Date: 11-23-21

*Observed Ground Water @ NONE

*Roots @ 70"

*Seasonal High Ground Water

(Mottling) @ NONE

PERC TEST # 1 Date: 11-23-21

Performed By: ALEX ROSS

Depth: 24 Rate: 6 MIN/INCH

SYSTEM DESIGN DATA

Building Type: 4 BEDROOM DUPLEX (2 BEDROOMS/UNIT)

Sewage Load: 600 GPD Garbage Disposal: NO

Type of Cellar: FULL Foundation Drains: YES

Septic Tank Required: 2,500 GAL.

Distribution Box: 2 OUTLET

Leach Bed Requirements:

Area Required: 192 SF (AS PER ADVANCED ON-SITE SOLUTIONS)

Actual Footprint: 6 - 4'x8' CHAMBERS = 192 SF

Sewage Pump: NO

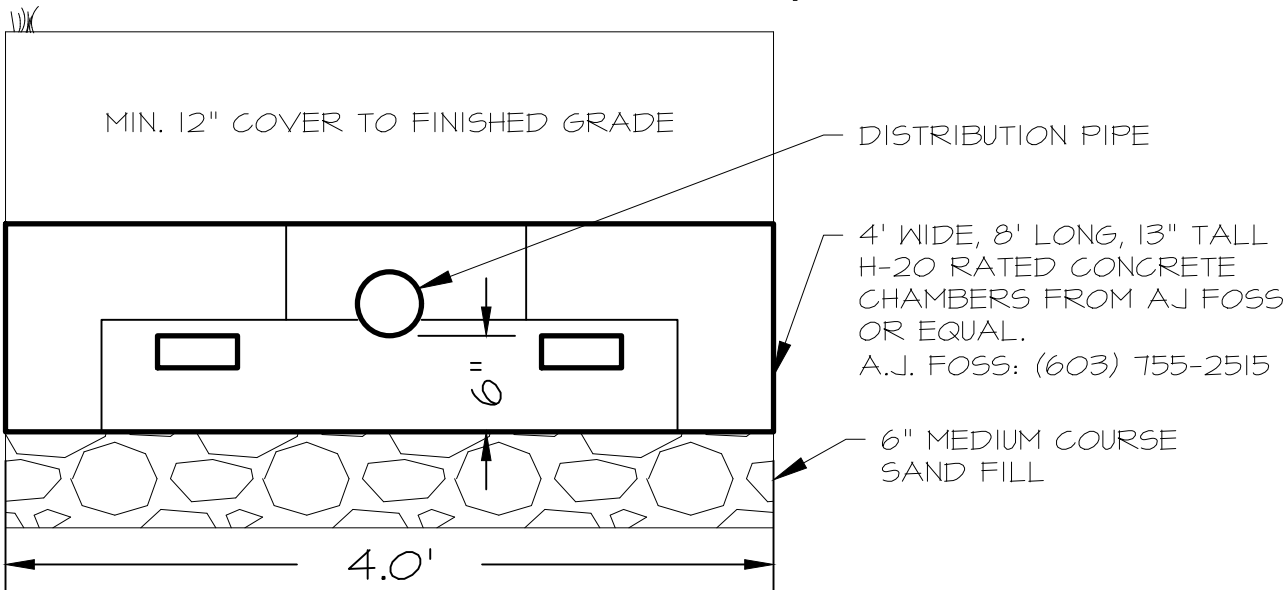
Drinking Water: PUBLIC

Well Installed Prior to 1989: N/A

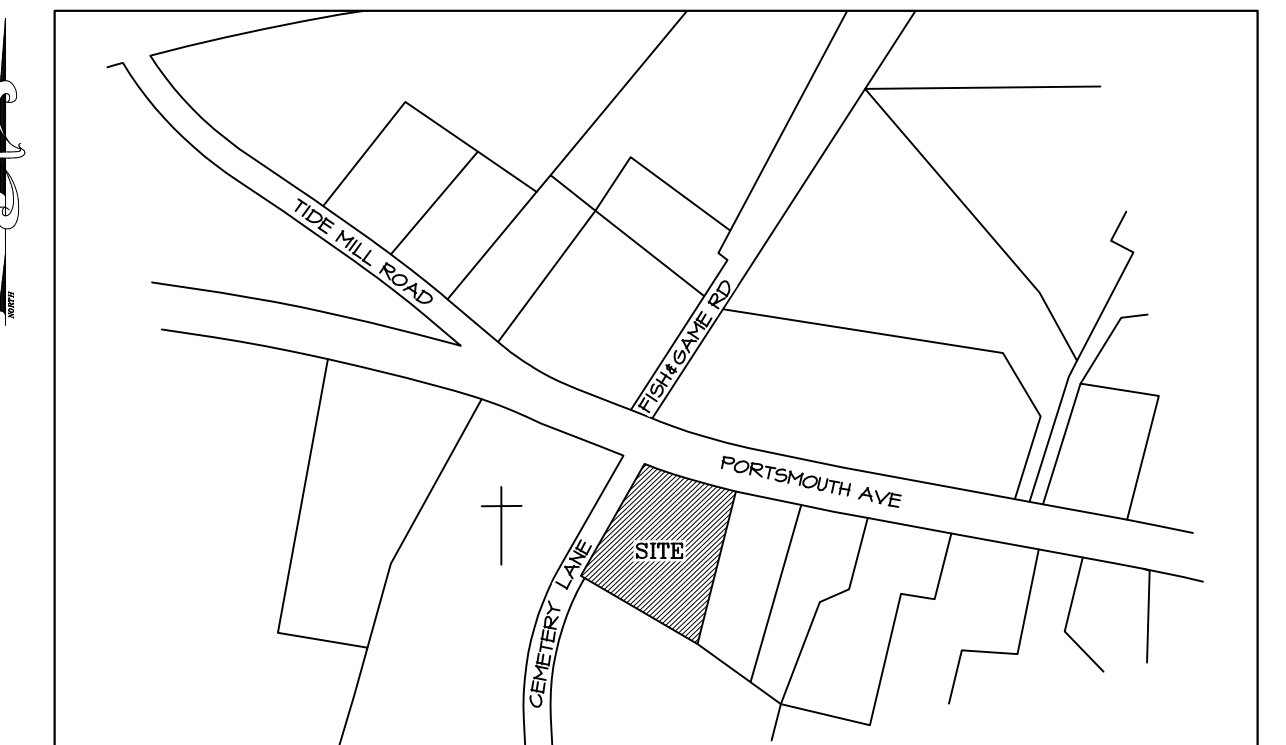
Nearest Abutting Well: N/A

Hydric Soils: <50 FT Away To Hydric B Soil

Nearest Surface Water: >> 75 FT Away



CONCRETE CHAMBER CROSS SECTION



LOCATION MAP

NOT TO SCALE

ROSS ENGINEERING

909 ISLINGTON STREET
(603) 433-7560

PORTSMOUTH, NEW HAMPSHIRE
03801

DESIGNED: DDD 5-5-22 DATE: 5-5-22 CHECKED: 5-5-22 DATE: 5-5-22 PROJECT NO. 21-144

DRAWN: DDD 5-5-22 DATE: 5-5-22 SCALE: 1"=10' DWG. NO. 1 of 1

SUBSURFACE DISPOSAL SYSTEM

GRANITE STATE PIONEER GROUP LLC

TAX MAP U5 LOT 9

529 PORTSMOUTH AVE

GREENLAND, NH 03840



Michelle Shields Design
 Smart Creative Architecture
 www.MichelleShieldsDesign.com

6 Rudolph Avenue
 Kittery, Maine 03904
 207-438-9829
 Cell: 207-752-7623

PROJECT:
 Cold Spring
 Condominiums

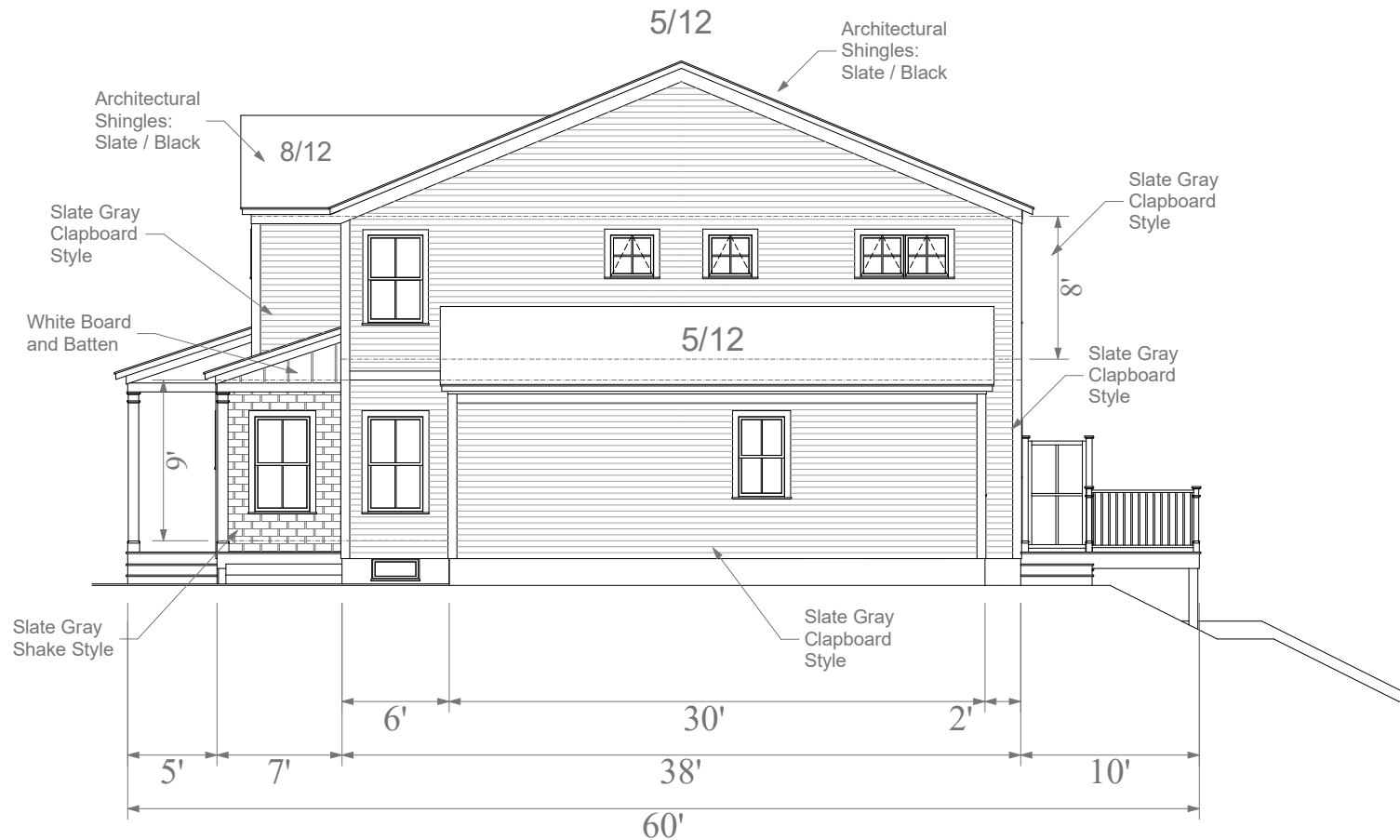
SITE:
 527 / 529
 Portsmouth Avenue
 Greenland, NH

ISSUED FOR:
 Review
ISSUE DATE:
 August 1, 2022

SCALE:
 1" = 10'-0"
 (Letter)

TITLE:
 Proposed
 Front Elevation

SHEET:
P1



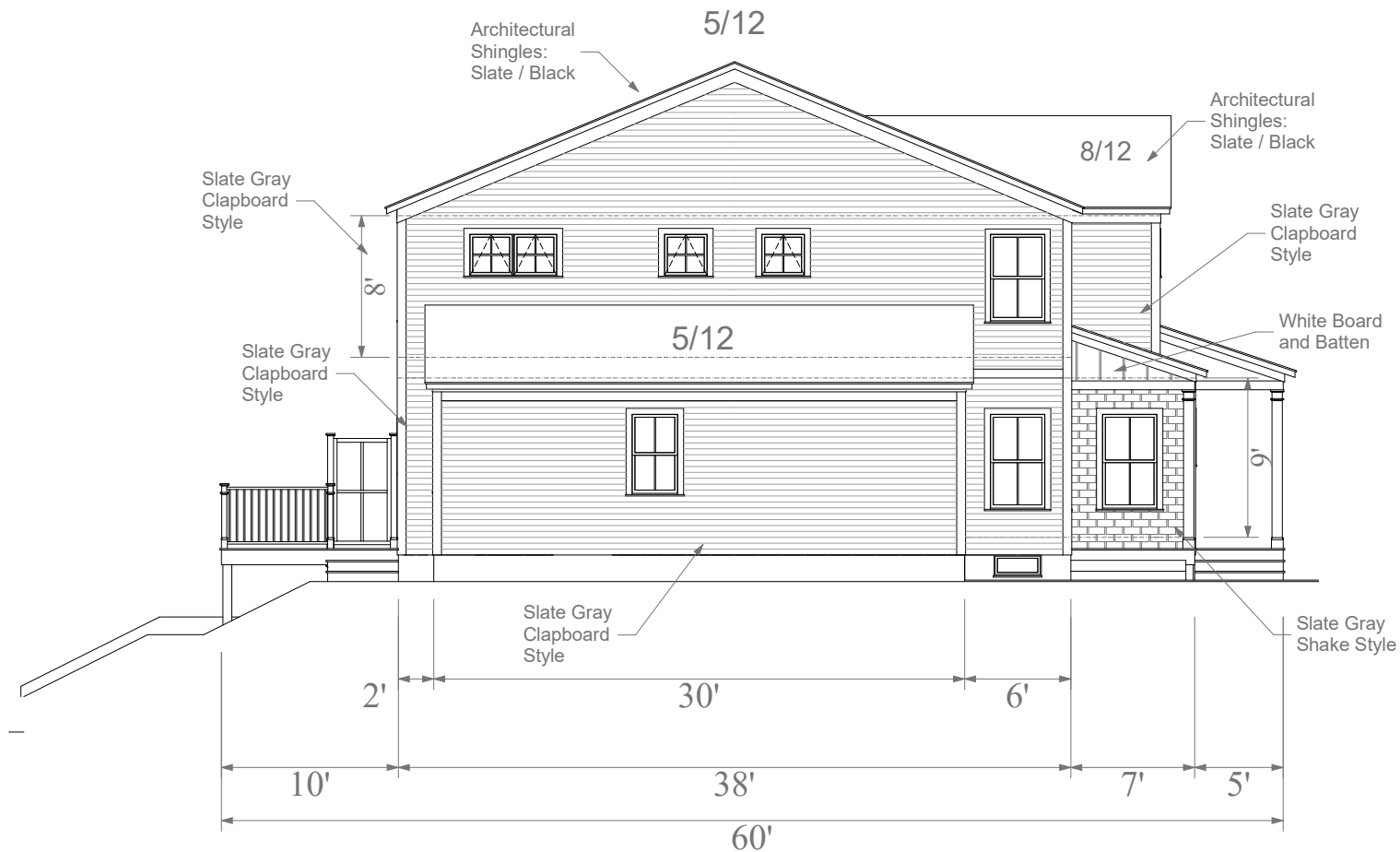
NOTE: Rough 1st Floor: 9'-0.5"
 Finished 1st Floor: 8'-10.5"
 Rough 2nd Floor: 8'-4.5"
 Finished 2nd Floor: 8'-2.5"

Michelle Shields Design Smart Creative Architecture www.MichelleShieldsDesign.com	6 Rudolph Avenue Kittery, Maine 03904 207-438-9829 Cell: 207-752-7623	PROJECT: Cold Spring Condominiums	SITE: 527 / 529 Portsmouth Avenue Greenland, NH	ISSUED FOR: Review ISSUE DATE: August 1, 2022	SCALE: 1" = 10'-0" (Letter)	TITLE: Proposed Right Elevation	SHEET: P2
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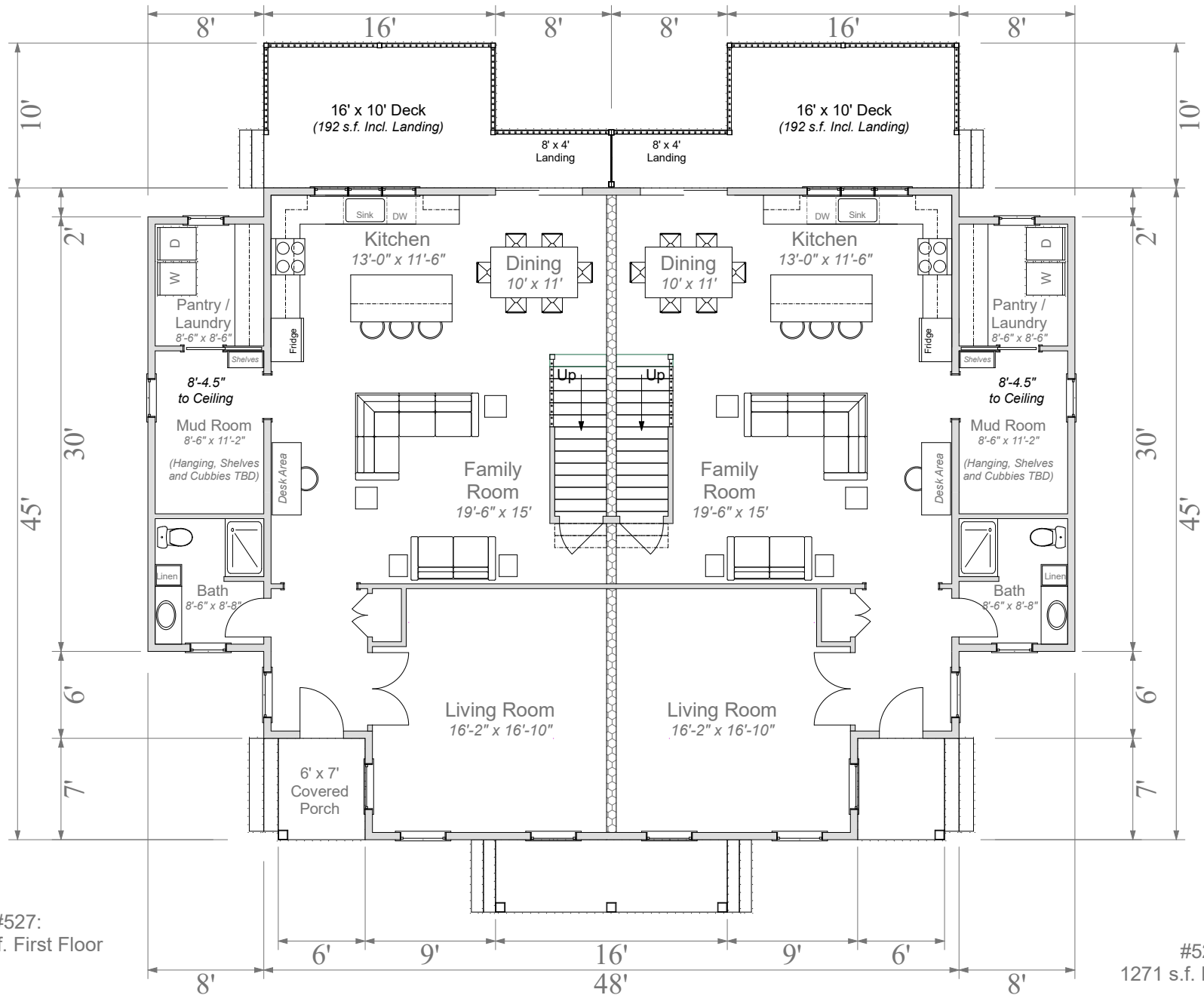
NOTE: Rough 1st Floor: 9'-0.5"
 Finished 1st Floor: 8'-10.5"
 Rough 2nd Floor: 8'-4.5"
 Finished 2nd Floor: 8'-2.5"

Michelle Shields Design Smart Creative Architecture 6 Rudolph Avenue Kittery, Maine 03904 207-438-9829 Cell: 207-752-7623 www.MichelleShieldsDesign.com	PROJECT: Cold Spring Condominiums	SITE: 527 / 529 Portsmouth Avenue Greenland, NH	ISSUED FOR: Review ISSUE DATE: August 1, 2022	SCALE: 1" = 10'-0" (Letter)	TITLE: Proposed Rear Elevation	SHEET: P3
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NOTE: Rough 1st Floor: 9'-0.5"
 Finished 1st Floor: 8'-10.5"
 Rough 2nd Floor: 8'-4.5"
 Finished 2nd Floor: 8'-2.5"

Michelle Shields Design Smart Creative Architecture www.MichelleShieldsDesign.com	6 Rudolph Avenue Kittery, Maine 03904 207-438-9829 Cell: 207-752-7623	PROJECT: Cold Spring Condominiums	SITE: 527 / 529 Portsmouth Avenue Greenland, NH	ISSUED FOR: Review	SCALE: 1" = 10'-0" (Letter)	TITLE: Proposed Left Elevation	SHEET: P4
				ISSUE DATE: August 1, 2022			



#527:
1271 s.f. First Floor

#529:
1271 s.f. First Floor

**Michelle Shields
Design**
Smart Creative Architecture

6 Rudolph Avenue
Kittery, Maine 03904
207-438-9829
Cell: 207-752-7623

www.MichelleShieldsDesign.com

PROJECT:

Cold Spring
Condominiums

SITE:

527 / 529
Portsmouth Avenue
Greenland, NH

ISSUED FOR:

Review

ISSUE DATE:

August 1, 2022

SCALE:

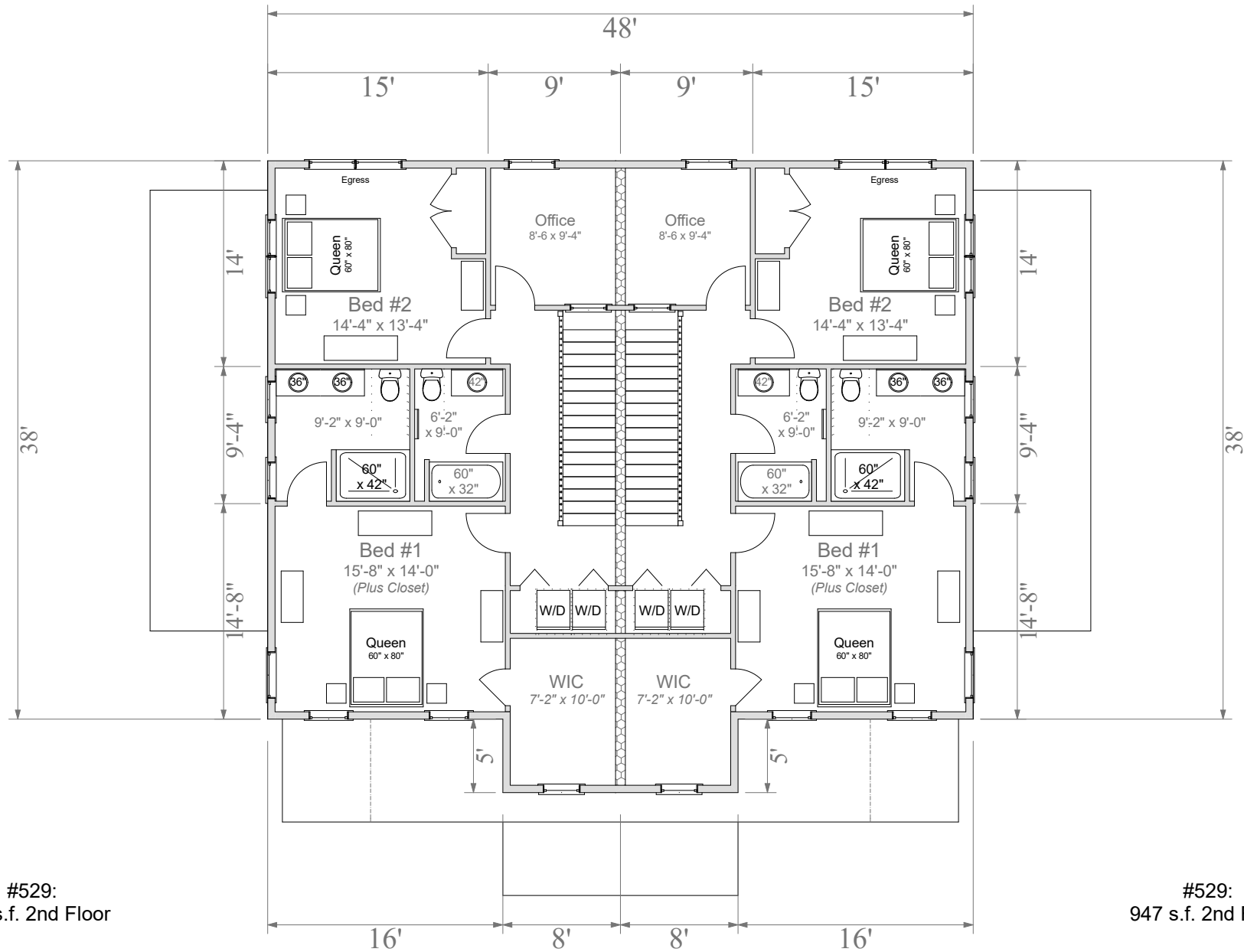
1" = 10'-0"
(Letter)

TITLE:

Proposed 9'-0.5"
First Floor

SHEET:

P5



#529:
947 s.f. 2nd Floor

#529:
947 s.f. 2nd Floor

**Michelle Shields
Design**
Smart Creative Architecture
www.MichelleShieldsDesign.com

6 Rudolph Avenue
Kittery, Maine 03904
207-438-9829
Cell: 207-752-7623

PROJECT:
Cold Spring
Condominiums

SITE:
527 / 529
Portsmouth Avenue
Greenland, NH

ISSUED FOR:
Review
ISSUE DATE:
August 1, 2022

SCALE:
1" = 10'-0"
(Letter)

TITLE:
Proposed 8'-4.5"
Second Floor

SHEET:
P6

